Building Evaluation:
Police Headquarters
(1490 Franklin Avenue)

Architecture/Interiors/Structural Observations

General

Original building ('L' shaped plan) built around 1929 in same style and type of construction as 1550 Franklin (Old Court House). No dome or rotunda. The original building is two-stories and a basement. Two additions were done later for a two-story garage & training office and an underground Emergency Operations Center. These additions, built in 1958, do not match the original design but are contemporary. The original front entrance is closed. It now occurs in the addition of a two-story recessed entry facing Franklin. Including the underground EOC, the total gross area of the building is estimated to be 167,611 gross square feet, of which 141,406 square feet are estimated to be useable (assuming an average efficiency of 85%).

Exterior

The original walls appear to be bearing walls with concrete stucco finish of horizontal reveals and faux limestone corners and window surrounds. The finish surface is very worn and needs to be redone. The windows are old replacements of double hung metal frame with horizontal mullions. They are single glazed clear glass. Some of them have been closed up with block and stucco. The additions have metal frame single glazed clear glass in upper casement and bottom projected operable units. AC window units populate most windows old and new. The addition walls above grade are brick with slightly recessed brick spandrels & windows creating vertical strips along the façade between a top and bottom band of limestone. The set back portion that house the garage on the 1st floor has freestanding brick clad columns with a recessed brick wall behind that has punched windows. The garage side has single overhead doors per bay. On the front the 2nd floor spandrels are granite. The original roof is terracotta tile in a hip configuration. This roof appears satisfactory. The additions have flat roofs with replacement EPDM fully adhered done in 1995. They are in good condition. The addition coping is metal. There are a few small MEP brick faced penthouses on the addition roof.

Some concrete steps lead up to the original front entrance. This entrance was modified with a utilitarian security façade. This should be restored back to the original design. The addition that now is the main entry has a few stone steps leading up to it. There is a handicapped ramp at the side of the steps. There is a well-landscaped front yard approach into the building. The windows both in the original and additions are individual ones spaced relatively far apart. The windows are 4' wide on the original and about 5' wide on the addition. Center to center of windows vary from 8'-4" and about 11'-6". The amount of daylighting is less than normal for the office function activities. The windows ideally should be double glazed to be more energy efficient.

Structural

Structure appears to be bearing wall at the perimeter of the original building. Slag block floor construction. Thickness is not known. Additions are steel framing encased in concrete. The floor to floor heights are 10'-0" for basement to underside of first floor, 12'-0" for 1st floor to underside of 2nd floor & 12'-0" to underside of trussed roof structure on street portion of 'L'. 9'-0" & 9'-4" basement to underside of beams, 10'-10" to underside of slab; 9'-11" & 10'-2" 1st to underside of beams, 11'-8" to underside of slab; 15-6" from 2nd floor to underside of trussed roof structure on portion of 'L' perpendicular to street. There is no column grid in original 'L' parallel to street and clear span on 2nd floor of 'L' perpendicular to street. Training center, garage additions and EOC column spacing is not known. There are no structural drawings available. They are no architectural drawings of the new additions, only CAD facility drawings.

Core

There is no core in original building or additions. The plans are basically double loaded corridor with various rooms off except in large rectangular plan of addition and EOC. Here floor plates are deeper and offer more flexibility for different sized functions.

ADA

Toilet ADA compliance is partial. Training addition meets ADA where converted. The stairs are not ADA compliant. Elevators are suited for handicap use.

Interiors

Interior finishes are generally in good condition within the addition except EOC is in very poor condition. Finishes in original building were updated and are fair. Lobbies have terrazzo floors and some finished stone walls. Corridor floors are typically terrazzo as well.

Partitions are block with painted plaster in original and painted block and drywall in addition. Office and other workspace floors are either carpet or VCT. Ceilings are suspended perforated metal panel snap-

Building Evaluation: Police Headquarters (1490 Franklin Avenue)

in concealed type. The light fixtures are recessed 1x4s with some 2x2s. The Mech/Utility rooms are unfinished spaces painted. The original building's interiors could use a serious update.

Parking
Garage for official vehicles & surface parking for employees and some official vehicles. Service and public entrances are separate.

Suitability
The EOC space requires refurbishment of the interiors.

Should a new EOC be constructed at a different location, the current underground facility is not assumed to be re-useable for any county functions accommodating significant numbers of workers. Accommodation of a portion of the county's voting machine storage might be considered.

The original building could use some interior updating also. The narrow legs of the addition are not as efficient as the bigger rectangle, limiting future re-use opportunities.

Recommended Options

Re-use of 1490 Franklin Avenue for a portion of the Government Operations Center program is contemplated. While the existing building can accommodate general office functions, portions of the building (such as the first floor of the long addition) would require significant modification for use as office space.

More importantly, the existing two-story building represents an inefficient use of the overall site, upon which a new office building could be constructed.

Alternatively, in any scenario consolidating Government Operations in the campus defined by the Police Headquarters, the Old Courthouse, and One West Street, a significant shortfall in the supply of parking can be anticipated. The site of the Police Headquarters may be required as the location of parking to support the Government Operations Center.

MEPS

Mechanical
Services: The facility is served by central mechanical systems.

Relatively new Carrier Uniflex 39 central air handling units in the Basement and other original vintage air handling units located in the Attic utilizing steam preheat coils and chilled water cooling coils supply conditioned outside air to the perimeter office areas via distribution ductwork above the central corridor ceilings. The perimeter offices and spaces are heated and cooled via two-pipe fan coil units located below the windows. Over the years, partitions have been constructed between the perimeter fan coil units and the corridor, creating interior rooms with effectively no cooling and perimeter rooms with no mechanical ventilation (though the windows are operable).

Miscellaneous fans in the Attic provide exhaust for the core toilets and general exhaust.

Miscellaneous small split systems serve various spaces (e.g., 1st Floor Lab) and the Assembly Hall is served by a dedicated system located in the Attic.
The existing air handling equipment in the Attic, while reportedly operational, is antiquated, utilizing pneumatics for automatic temperature controls. The perimeter fan coil units are beyond the median estimated service life of 20 years.

The EOC is served by a dedicated split direct expansion air conditioning system with air-cooled condensing unit located on grade in Parking Lot No. 2, and the multi-zone air handler of nominal 20,000 cfm capacity in the Basement. The DX coils appear to be new replacements, in the air handler, with hot water preheat coils; the steam humidifiers have been disconnected. A Cleaver-Brooks boiler has been abandoned in place, with heating currently provided from the Central Boiler Plant. No redundancy or standby cooling equipment is provided to serve the EOC.

A central chiller plant in the Basement is comprised of two (2) 150 TRS Trane chillers, six (6) 10 hp chilled water pumps to circulate to the air handlers and fan coil units and three (3) 15 hp condenser water pumps circulating condenser water for heat rejection to two (2) non-winterized galvanized steel cooling tower cells. The secondary pumps circulate chilled water or hot water via steam-to-hot water heat exchangers to the perimeter fan coil units as dictated by season.

Heating for the building is provided by an independent Central Steam Plant located beneath the parking lot North of the building. This plant consists of three (3) Smith cast iron dual fuel boilers fired on either No. 2 oil or natural gas, each with a steam capacity of

5,100 MBH. In addition to 1490 Franklin Avenue (including the EOC), this Central Plant serves 1550 Franklin Avenue and One West Street via steam distribution piping within underground tunnels. In parallel to the main boilers, a smaller gas-fired boiler serves the domestic hot water loads. Two (2) double-wall fiber glass fuel oil tanks are buried below the parking lot.

Recommended Options

While the condition of the various HVAC piping systems is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed.

The current cooling plant equipment appears to be in fair condition but is in need of maintenance. Recommend refurbishment of existing air handlers, fan coil units, chillers, pumps, cooling towers and reinsulation of the chilled water piping and valves, to return them to original performance specifications, their augmentation with new automatic temperature controls, condenser water filtration, water treatment, etc., again with the presumption that the condition of the existing piping systems is satisfactory.

In addition, should the EOC remain, consideration must be given to providing redundant support systems to accommodate equipment failures and outages for routine maintenance.

To serve 170,000 sq.ft. of office, cooling capacities in the range of 500 tons-refrigeration would be required, via the refurbished or new central chiller plant with air handlers, in conjunction with fan coil units at the perimeter, or, alternatively, new discrete rooftop air-cooled units with steam heating and/or thru-the-wall DX units at the perimeter.
The real estate issue regarding the shared steam plant must be resolved. For purposes of this report, it is assumed that the building will continue to use steam from the central plant, with no provisions for a new steam plant within the building.

Electrical

The utility serves the building via two (2) medium voltage transformers that provide 3-pole 120/208V to a 4,000 ampere service switch. The switch feeds a main distribution panel with circuit breakers rated between 400 and 1,000 amperes. The service capacity is approximately 1 MW at .9 pf. This provides approximately 6 w/sf over 170 ksf, inclusive of mechanical requirements.

Distribution is via pipe and wire feeders and subfeeders horizontally above ceilings and vertically in walls. Panels are flush- or surface-mounted in/on walls, primarily in corridors. Electric closets are not typical. Branch circuitry emanates from 120/208V lighting and appliance panels with molded case circuit breakers, which are mostly original equipment and beyond their useful service life.

There are two (2) 300 kw Onan diesel generators (Existing Condition Electrical Survey by"AF/AR" 7/10/01) reportedly serving the entire building load through a system of three (3) ASCO 1,200 ampere ATS's, utilizing a tie breaker.

The fire alarm system does not have Code-compliant strobe coverage and reportedly does not have a central station tie. Devices (pull stations, smoke detectors, etc.) appear to have been installed randomly. No lightning protection system was observed. Telecommunications is accomplished via P.O.T. (plain old telephone) lines coming into the building on multi-pair cables, with access to fiber via the county's traffic network. There are reportedly direct LAN connections to the police computer systems at 1550 Franklin and One West Street.

Summary

Incoming service is marginal for a high-tech office application. The building's distribution system is antiquated and sub-standard. Life safety systems are not code-compliant.

Recommended Options

Depending upon programmatic considerations, all new electric work would have to be provided, and a new life safety system would have to be provided. The generators may be able to be reused, pending condition evaluation and program loads.

Electric (EOC)

Utility provides service via an underground medium voltage feeder to their transformer located in an exterior vault which serves the building's 3P-1,200 ampere service switch at 120/208V.

Distribution is via pipe and wire feeders and subfeeders horizontally in the ceiling as well as up from the slab. Branch circuits emanate from 120/208V lighting and appliance panels. There is a small Powerware UPS, approximately 30 kva, that serves some of the "911" call and computer functions.
The generator is a 350 kw Onan serving the emer-

gency side of the 1,200A Russell Electric ATS. The emergency feeder is four (4) sets of #4/0, free air in a wire management tray. The generator appears to serve the entire building load.

The fire alarm system appears to have had its devices (horns, strobes, pull stations, etc.) installed randomly. No lightning protection system was observed (facility is an underground bunker).

Telecommunications is reportedly accomplished via dedicated fiber lines from the carrier.

Summary
The electrical infrastructure is not what one would expect for a police emergency command center. The single small UPS does not provide sufficient reliability for this application, nor does it provide sufficient capacity. The same can be said for the single generator, with respect to reliability.

Recommended Options
Programmatic requirements for this facility will most likely mandate a distributive "2N" redundant ups system, sized to run the entire "call" and data center operation as well as a minimum of an "N+1" emergency power system. Additionally, we would expect to see requirements for state-of-the-art life safety and security systems.

Plumbing
Storm Water: Interior C.I. roof drainage, duplex sump pumps and dry wells.

Sanitary and Venting: C.I. piping, wall-hung WC, urinals and lavatories, floor outlet WC's and urinals, prison fixtures (30 ± cells), two (2) duplex ejector assemblies with discharge back to 1550 Franklin Avenue/One West Street ejectors.
Domestic Water: 3 in. service, three (3) 2 in. RPZ's and two (2) 2 in. meters.

Hot Water: Preheater and steam storage-type heater (5 years ± old).

Gas: None.

Plumbing (EOC)
Storm Water: Site drainage only.

Sanitary Drainage and Venting: Duplex ejectors, 6 in. discharge force main for all drainage, pumped back to 1940 Franklin Avenue building ejectors.

Cold Water: 4 in. water service with two (2) 2 in. meters, 2 in. RPZ's serving Fire Dept. valves and domestic water.

Hot Water: 48 in. x 60 in. high vertical steam storage-type heater and 60 in. x 96 in. high vertical electric storage-type heater. Pump HWR system.

Gas: None.

Fire Protection
Standpipe: 4 in. service.

Sprinkler: None.

Fire Protection (EOC)
Standpipe: 2-1/2 ft. FDVA's supplied from domestic water.

Sprinkler: None.

Summary
Plumbing and standpipe system are in fairly good condition and repairs and replacement have been on an "as-needed" basis.

Recommended Options
While the condition of the various plumbing and fire protection systems piping is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed. Fully sprinkler the building. Provide ADA toilets and electric water coolers. Install water conservation fixtures and trim. Install mixing valves on hot water heater outlet. Install new force mains from sanitary ejector systems to city sewer system.

Environmental

The Main Building of Police Headquarters was constructed in 1929, with the north addition being added in 1958. Ambient Group, Inc. inspected the subject property on July 8, 2002. Listed below is a summary of our observations/those findings. The EA entailed interviewing current operations personnel with firsthand knowledge of the subject property and reviewing existing environmental reports.

Petroleum Bulk Storage Tanks
Certain underground storage tanks (UST's) are regulated under the Resource Conservation and Recovery Act (RCRA), 42 USC §6991 et seq., and must be registered with the state agency responsible for administering the UST program.

Underground storage tank facilities regulated under the New York State Department of Environmental Conservation Petroleum Bulk Storage Regulations are required to do the following:

1. Periodic tightness testing - the owner of any underground petroleum storage tank and connecting piping system must have the tank and pipes periodically tested for tightness.
2. Monitoring of corrosion-resistant tanks and pipes - the owner or operator of any corrosion-resistant underground tank or pipe which is exempt from tightness testing, must monitor all cathodic protection and leak detection systems.

Based on Ambient's site inspection and review of available records provided by the Department of Public Works Water Resources Unit regarding the petroleum bulk storage tanks located on the subject property, there appears to be four (4) petroleum bulk underground storage tanks on-site. The size of the tanks were reported to be one (1) 4,000 gallon, one (1) 6,000 gallon and two (2) 10,000 gallon tanks. All the tanks were reported to be constructed of fiberglass.

The facility identification was reported to be 12875 and permit # 1997TR00089. The storage facility permit expires in March 31, 2007. Ambient Group, Inc. was provided with records indicating that periodic tightness testing had been performed 1997.

Asbestos Containing Materials
Based on Ambient's site inspection and review of available records provided by the Department of Public Works Department of Buildings regarding asbestos containing materials located on the subject property the following presumed asbestos containing materials were identified within the subject property in the following locations: boiler and A/C rooms, heat and A/C piping.
The following materials were identified:

- Pipe Insulation
- Floor Tiles: 9" x 9"
- Roofing Materials
- Other Miscellaneous Mechanical Insulation (i.e. tank insulation, duct insulation)

Ambient recommends that, should renovations be planned, a thorough investigation be performed in any areas earmarked for renovation or demolition. Pricing related to asbestos abatement will provided in a separate summary table that will include all the properties identified in the relocation project.

Presumed Lead Based Paint
Based on Ambient's site inspection and the age of the subject property Ambient Group, Inc. identified the following presumed lead based paint within the subject property.

- All Painted Surfaces

Although regulations do not require the removal of lead based paint prior to demolition or renovation, its presence is relevant with regard to worker protection, potential public exposure and waste disposal. Since contractors need to be notified of the presence of lead based paint, control measures which should be implemented during the work may affect the overall cost of a project. Thus, Ambient recommends that a thorough investigation be performed in any areas earmarked for renovation or demolition to understand the cost implications of the presence of lead based paint.

Deferred Maintenance
Ambient recommends that any asbestos containing materials in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500-$3,500.

In addition, Ambient recommends that any lead-based paint in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500.

Building Evaluation:
Old Courthouse
(1550 Franklin Avenue)

Architecture/Interiors/Structural Observations

General
The building was built in 1900, with a 'T' shaped plan and wings added to both sides of the top of the 'T' in 1916 & 1924 to make the plan basically an 'E' shape (Courtyards created by the extensions are facing the rear of the property). The existing building is two-stories plus a cellar. The area is estimated to be 134,984 gross square feet, of which 73,888 square feet are useable floor area, assuming 55% building efficiency.

Exterior
The building is done in a classical style with the later additions imitating the original style. There is a dome with a 2 story central rotunda that is in the middle of the building at the main entrance. At the main entrance there is a two story high freestanding columned portico. Steps lead up to a plaza and promenade from which there are several more steps into the portico. The visible roof is terracotta tile that slopes on the exterior. The top portion of the sloped roof hides a recessed flat roof. This flat roof was replaced in 1995 from a built-up to an EPDM type.

The building has an historically impressive and noble image that would be imposing once properly renovated to bring back its former glory. The county wants to capitalize on this situation.

The dome is currently being refurbished. The old metal roofing (not original) is being replaced using waterproofing system that has a white cementitous coating with marble dust finish to look like the original design. The facades are predominately horizontal reveals of stucco to look like rusticated stone punctuated with quoins at the corners and window surrounds of faux limestone (cement stucco). The finished surfaces are very worn and in need of complete repair and/or replacement. The windows are painted wood frames with single glazing in multiple panes of a double hung arrangement. The first floor windows have an additional fixed lite of glass atop fit into an arch. Window spacing is 11'-0" on center (5'-0" wide window alternating with 6'-0" of solid wall between) on the central section. On the wings the spacing is 15'-0" on center (5'-0" wide window with 10'-0" of solid wall between). The windows are in need of total replacement. They should be double glazed for energy efficiency. Window AC units are located in a majority of windows. The building is without a central AC plant. AC will need to be provided without the use of window units. There are two elevator towers that were added in the recent past to the building and are covered in plain stucco. They do not match with the rest of the facades and are located in the rear courtyards. The pavement of the steps and balustrades along the promenade is concrete and stucco. These are badly worn and quite damaged in many areas. Both are in need of complete repair and/or replacement.

The structural slab has 3" of concrete fill and 1" of topping. The floor-to-floor heights are 14'-6" for the first to second floor, 11'-6" from basement to first floor and the cellar is low 7'-10" to the under side of the slab. The interior grids vary. The column grid of the wings are typically 14'-0" on center lengthwise and 15'-0" on center widthwise in the center bay & 21'-6" on center at the 2 outer bays. There is a 32'-0" on center central bay with 7'-0" clear at the two outer bays in the central 'T' by 28'-0" on center lengthwise. There are no structural drawings and only partial architectural drawings after the additions were done.

Core
The building has no central core. Stairs, toilet rooms and elevators are distributed throughout. Except of the extensions, there is no column grid. The original building appears to be bearing wall construction. It most likely has columns buried in the thick walls. This needs to be verified.

ADA
Handicap access is provided from a ramp in the rear courtyard with power-assisted doors. The building generally does not meet ADA compliance. The two passenger elevators for the building have handicapped controls and signage but the cabs are too small.

Interior
The interior partitions are block with painted plaster and/or drywall finish. Flooring is ceramic, VAT and sheet vinyl in the corridors and lobby. The VAT is severely worn and must be replaced. Sheet vinyl with faux stone decorative patterns used predominately in the entrance rotunda is in need of repair in various places and possibly should to be replaced entirely. Toilet rooms have ceramic tile floors and wainscots. Some have been modernized and serve the handicapped. The ceilings vary but the majority, in office areas, are suspended acoustic tile lay-in with 2x4 recessed fluorescent lens lights. Ceiling height in the corridors are 10'-0", 11'-6" and 14'-6". In the office areas, ceiling heights are varied at 9'-0" and 8'-6".

Building Evaluation:
Old Courthouse
(1550 Franklin Avenue)

The cellar and mechanical/utility spaces are painted plaster or masonry with no suspended ceilings. The building is provided heat by a central plant outside of the building located underground beneath the rear parking lot.

Parking
Parking is on grade. There are no passenger vehicular entrances for car or truck access other than a paved parking area in the back and side. Service and public entrances can be separated.

Landmark
The building is a local landmark and is seeking to become a national landmark. If this occurs the use of the 20% tax credit program will be sought for relief on the restoration. This will mean that all aspects of the proposed program to renovate the building will be subject to the approval of the state and federal government agencies that oversee the landmark program. This potentially has significant time and cost consequences.

Suitability
This building design is not efficient as an office building. The extensions to all the legs of the 'E' are to be removed. Also the second floor additions to the links between the main building and the wings are to be removed and restored to their original design. The remaining area useable for office function is not that large. It allows the executive branch of the county government to be stationed in a prominent and historical context. This outweighs the less efficient building plan.

With the additions removed the gross area is reduced to approximately 86,000 gross square feet, of which 47,100 square feet are estimated to be useable floor area (based on an 55% efficiency).

Recommended Options
The estimated 47,100 useable square feet of the reconfigured building should be utilized to accommodate those portions of the Government Operations Center represented by the County Executive, County Legislature, the Commissioner of Accounts and the County Attorney's office.

MEPS

Mechanical
Services: The facility is served by a central heating plant with perimeter steam radiators below windows and steam unit heaters.

Air conditioning for cooling purposes is not provided in general, though small air cooled split systems and window units currently serve miscellaneous office areas. Rooftop exhaust fans serve the core toilets.

Heating for the building is provided by an independent Central Steam Plant located beneath the parking lot North of the building, as described for One West Street. This plant consists of three (3) Smith cast iron dual fuel boilers fired on either number two oil or natural gas, each with a steam capacity of 5,100 MBH. In addition to the Old Courthouse, this Central Plant also serves the Police Headquarters (including the EOC) and One West Street via steam distribution piping within underground tunnels. In parallel to the main boilers, a smaller gas fired boiler serves the domestic hot water loads. Two (2) double wall fiberglass fuel oil tanks are buried below the parking lot.

Recommended Options
While the condition of the steam piping system is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed. In light of the foreseen program use for this building as an office space, thereby the need for air conditioning, new mechanical equipment and its distribution ductwork and piping will be required.

To serve 135,000 sq.ft. of office, cooling capacities in the range of 400 tons-refrigeration would be required, be it via central chiller plant with air handlers or discrete rooftop air-cooled units with steam heating, in conjunction with perimeter fan core units.

Should fan coil units below the windows not be utilized to provide cooling and heating, then the existing heating system, while antiquated, could be utilized to serve new office space, but refurbishment is recommended to refresh the radiator valves and traps. This could include modernized automatic control valves at each radiator. While not recommended, this heating plant could serve the new office space as it now serves the existing space.

The real estate issue regarding the shared steam plant must be resolved. For purposes of this report, it is assumed that the building will continue to use steam from the central plant, with no provisions for a new steam plant within the building.

Building Evaluation:
Old Courthouse
(1550 Franklin Avenue)

Electrical
Service: The service consists of an underground medium voltage feeder from utility to a single utility-owned transformer. Utility side 13.8 kv to 120/208V on the customer side. Not that the vault may contain multiple transformers (verify via LIPA). There is a single service take-off serving a 4000A service switch. The transformer is owned by LIPA and the customer's responsibility starts at the line side of the CT cabinet.

Assuming the utility can provide 80% of the capacity of the service switch, the building would have approximately 1 MW service capacity. This would provide in excess of 7 watts/sf. Horizontal and vertical feeders serve subdistribution. Distribution is primarily pipe and wire. Electric closets are not typical; panels are primarily flush-mounted in corridors.

Electric Panel Capacities/Floor: There is adequate panel capacity, but the panels are antiquated and the circuit breakers in them are probably beyond their useful service life.

Availability of Emergency Power from Base Building: There is a single 1970's vintage Waukesha generator. The generator is 645 kw, serving lighting and some police data processing functions. It is an 1800 rpm diesel set, at 120/208V. The generator is housed in an exterior enclosure. Distribution is accomplished via a 2,000A ATS.

ADA-Compliant System: There is no viable or Code-compliant fire alarm system in the building.

Lightning Protection: There is no lightning protection.

Telephone/Data Communications: The telecommunications capabilities of the building consist of multi-pair POTS lines and access to fiber via the county's traffic network.

Summary
This building requires many Code and cosmetic upgrades as well as numerous systems updates, including, but not limited to, fire alarm, branch circuit distribution, egress lighting, etc.

Plumbing
Storm Water: Roof drains with leaders connecting to site dry wells.

Sanitary Drainage and Vent: Gravity flow to city sewer.

Cold Water: 4 in. combine water service for fire protection and domestic water.

Hot Water: Steam horizontal storage tank heater with pumped hot water return (heater about 20 years old).

Gas: None.

Plumbing Fixtures: Floor and wall outlet WC's, floor outlet urinals, wall-hung lavatories, wall outlet slop sinks, floor electric coolers.

Storm, Sanitary and Vent Piping: Cast iron hub and spigot lead joints and miscellaneous "no hub" cast iron.

Water Piping: Brass pipe with threaded joints and copper tubing with soldered joints.

Gas Piping: None.

Fire Protection
Fire Standpipe: Combined water service for fire protection and domestic water with a 4 in. fire main connection supplying 2-1/2 ft. Fire Department valves and Siameses.

Sprinkler: None provided.

Summary
Plumbing and standpipe system are in fairly good condition and repairs and replacement have been on an "as-needed" basis.

Recommended Options
While the condition of the various plumbing and fire protection systems piping is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed. Fully sprinkler the building. Provide ADA toilets and electric water coolers. Install water conservation fixtures and trim. Install new hot water heater. Install mixing valves on hot water heater outlets.

Environmental

The Main Building of the Old Courthouse was constructed in 1900, with wing additions added in 1916 and 1924. Ambient Group, Inc. inspected the subject property on July 8, 2002. Listed below is a summary of our observations/those findings. The EA entailed interviewing current operations personnel with first-hand knowledge of the subject property and reviewing

existing environmental reports.

Petroleum Bulk Storage Tanks
Certain underground storage tanks (UST's) are regulated under the Resource Conservation and Recovery Act (RCRA), 42 USC §6991 et seq., and must be registered with the state agency responsible for administering the UST program.

Underground storage tank facilities regulated under the New York State Department of Environmental Conservation Petroleum Bulk Storage Regulations are required to do the following:

1. Periodic tightness testing - the owner of any underground petroleum storage tank and connecting piping system must have the tank and pipes periodically tested for tightness.
2. Monitoring of corrosion-resistant tanks and pipes - the owner or operator of any corrosion-resistant underground tank or pipe which is exempt from tightness testing, must monitor all cathodic protection and leak detection systems.

Based on Ambient's site inspection and review of available records provided by the Department of Public Works Water Resources Unit regarding the petroleum bulk storage tanks located on the subject property, there appears to be a discrepancy in the number of underground storage tanks located on the subject property shared with One West Street.

Building Management reported that two (2) petroleum bulk underground storage tanks exist in the parking lot shared with One West Street along the southern portion of the property. The size of the tanks were reported to be 10,000 and 15,000 gallons with both being constructed of fiberglass. Building records reported that the facility contains one (1) 10,000 gallon #2 fuel oil tank. The facility identification is 053089. The storage facility permit expires in September 1, 2002.

If in fact two (2) petroleum tanks exist at the subject property with only one (1) tank being registered, Ambient Group, Inc. recommends that the additional tank be registered with Nassau County.

In addition, the facility is required to comply with line items 1 and 2 listed above. Ambient Group, Inc. was not provided with records indicating that periodic tightness testing or monitoring have been performed. Annual costs to perform these operations are estimated to be $500.

Asbestos Containing Materials
Based on Ambient's site inspection and review of available records provided by the Department of Public Works Department of Buildings regarding asbestos containing materials located on the subject property the following presumed asbestos containing materials were identified within the subject property in the following locations: entire building, boiler and A/C rooms, heat and A/C piping.

The following materials were identified:

- Pipe Insulation
- Floor Tiles: 9" x 9"
- Roofing Materials
- Other Miscellaneous Mechanical Insulation (i.e. tank insulation, duct insulation)

Ambient recommends that, should renovations be planned, a thorough investigation be performed in any areas earmarked for renovation or demolition.

Presumed Lead Based Paint
Based on Ambient's site inspection and the age of the subject property Ambient Group, Inc. identified the following presumed lead based paint within the subject property.

- All Painted Surfaces

Although regulations do not require the removal of lead based paint prior to demolition or renovation, its presence is relevant with regard to worker protection, potential public exposure and waste disposal. Since contractors need to be notified of the presence of lead based paint, control measures which should be implemented during the work may affect the overall cost of a project. Thus, Ambient recommends that a thorough investigation be performed in any areas earmarked for renovation or demolition to understand the cost implications of the presence of lead based paint.

Deferred Maintenance
Ambient recommends that any asbestos containing materials in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500-$3,500.

In addition, Ambient recommends that any lead-based

paint in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500.

Building Evaluation:
One West Street

Architecture/Interiors/Structural Observations

General
The building is about 35 to 40 years old. The building is five-stories above grade and one-story below. The building plan is a long rectangular shape. Three stories are full plan and two are smaller and in the center. There building area is 147,851 gross square feet, of which 114,361 are useable square feet. The heating is provided from a central plant under the adjacent parking lot and is connected by service tunnels.

Exterior
The exterior is generally an alternating strip of solid brick cavity wall and slightly recessed punched windows with decorative patterned brick spandrels. The brick is light colored tan/gray. There are limestone bands at the roof height and originally the parapet coping. The coping has been either replaced or covered by a metal one. Granite entrance portals two stories on West Street and one story in the rear typical. The windows are single glazed, metal framed pivoted for cleaning purposes with a lower operable section for ventilation. Each window is 4' wide by 6' high. There are many window AC units installed questioning the effectiveness of the central system. The roof has been redone in1991 and currently has an EPDM membrane as well as base flashing. It appears to be in fair condition. Some of parapets have metal panels added between the top of coping and base flashing. The total life expectancy of the roof is from 15 to 20 years.

Structure
The structure is composite steel concrete encased. The floor to floor heights are 12'-6" typically. 15'-1" from 5th floor to roof and 14'-0" at basement. The slab has 3 ½" fill over structure. The typical depth of structural members is W16s for beams and W18s for girders. The typical floor to floor is low for today's standards. The interior grids vary. The center portion is 22'-2" & 17'-8" x 20'-0", 21'-0" & 22'-0". The rest of the full floors are typically 24'-0" x 21' -0"& 16'-0". It must be verified, but it has been stated that the existing columns and footings on the three-story portion have the capacity to accommodate adding two more stories. This would provide approximately 47,000 gsf of additional space.

ADA
Handicap access is by ramps at the center front and offset rear entries. The doors are power assist type. The two passenger elevators meet handicap requirements and some of the toilets have been converted. Door hardware handles are lever type. The building does not fully meet ADA compliance but has been upgraded over time.

Core
The is no central core, instead it is a mixture of groupings of stair and toilet, stair, elevator and duct shafts. The stairs are in good condition and are steel construction with marble treads. The toilet rooms are original except where modified for handicap accesibility. Ceramic tile is on floors and wainscot. The women's handicap stall is not ADA compliant and would lessen the fixture count. There is a small elevator that is separated from typical corridor access within but that opens to a vestibule with direct entry from the outside rear of the building.

Interiors
The interiors are generally vintage in most office spaces and therefore worn and dated. Some areas have been updated over time. The partitions are all block with painted plaster and/or drywall finish (on more current renovations). Some walls have vinyl wall covering. The window treatment is wide venetian blinds. Flooring is carpet or VAT. Floors for corridors are terrazzo. The ceiling is a suspended snap-in concealed spline perforated metal acoustic 1x2 tile with 1x4 recessed fluorescent lens lights. The height is typically 8'-10 ½". The lobbies are non-descript and are the same as the corridors. The storage, utility and MEP spaces are unfinished other than painted.

Parking
Parking is surface either on street or adjacent parking lots. Service and public entrances are not separated. There is no loading dock. Taxi and vehicular drop-off or pick-up for employees and visitors can occur on street close to building entrances or in the rear parking lot.

Suitability
The double loaded center corridor along with the slender depth of the building plan and short span column grids is good for school classrooms but is inefficient for office where adjacencies and inter department interaction are required. The building's current efficiency factor (only 77%) is a direct function of its narrow rectangular floor plan. A square to minimal rectangular plan is preferred with a deeper lease span of 45' to 60'. Elevator efficiency is lost with only two elevators apart rather than paired. If the additional floor area is added, there would be the need for two

(2) more elevators.

Recommended Options

In the Consolidation Scenario, One West Street is contemplated as one of the buildings in the Government Operations Center campus, along with the restored Old Courthouse and, if necessary, the current Police Headquarters Building.

There are three possible scenarios in which One West Street could address a significant portion of the government center program requirements:

a) expansion by constructing an adjacent new building core and additional office floors directly east of the current building, providing a larger overall floor plate (despite somewhat inefficient occupancy of the currently existing portions);
b) construction of a completely separate new building located east of the existing building (without sharing building core elements), with the current building occupied as well as its column spacing will allow; and
c) demolition of the existing building and replacement by a new office building with more efficient floor plate.

A fourth scenario, in which floors of the same dimensions are added above the 3rd floor of the existing building, is considered infeasible because it would only provide additional floors with the same inefficient floor plate.

MEPS

Mechanical

Services: The facility is served by central mechanical systems which were reportedly retrofit into the building.

Central air handling units utilizing roll-filters, steam preheat coils, chilled water cooling coils (and defunct steam reheat coils) supply conditioned outside air to the perimeter office areas via distribution ductwork above the central corridor ceilings. The perimeter offices and spaces are heated and cooled via two-pipe fan coil units located below the windows. Over the years, partitions have been constructed between the perimeter fan coil units and the corridor, creating interior rooms with effectively no cooling and perimeter rooms with no mechanical ventilation (although the windows are operable). A rooftop fan provides exhaust for the core toilets. The existing air handling equipment, while reportedly operational, is antiquated, utilizing pneumatics for automatic temperature controls and flat roll filters rather than high efficiency pleated or bag filters. The perimeter fan coil units are beyond the median estimated service life of 20 years. A central chiller plant in the Basement is comprised of two (2) 15-year-old 350 TRS Carrier chillers, six (6) 15 HP chilled water pumps to circulate to the air handlers and fan coil units and three (3) condenser water pumps circulating condenser water for heat rejection to three (3) non-winterized galvanized steel BAC cooling tower cells. A strainer between the condenser water and chilled water piping system is employed for water-side economizer, though this is reportedly no longer used. The secondary pumps circulate chilled water or hot water via steam-to-hot water heat exchangers to the perimeter fan coil units as dictated by season.

Heating for the building is provided by an independent Central Steam Plant located beneath the parking lot East of the building. This plant consists of three (3) Smith cast iron dual fuel boilers fired on either No. 2 oil or natural gas, each with a steam capacity of 5,100 MBH. In addition to One West Street, this Central Plant serves the Police Headquarters (including the EOC) and the Old Courthouse via steam distribution piping within underground tunnels. In parallel to the main boilers, a smaller gas-fired boiler serves the domestic hot water loads. Two (2) double-wall fiber glass fuel oil tanks are buried below the parking lot.

Recommended Options

While the condition of the various HVAC piping systems is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed.

In light of the age of the current cooling plant equipment and the need for maintenance, it is recommended that new chiller equipment, air handlers and its distribution ductwork and piping be provided. An alternative would be to refurbish the existing air handlers, fan coil units, chillers, pumps and cooling towers and reinsulate the chilled water piping and valves, to return them to original performance specifications, and to augment them with new automatic temperature controls, condenser water filtration, water treatment, etc., again with the presumption that the condition of the existing piping systems is satisfactory.

Building Evaluation: One West Street

The boiler plant, reportedly less than 10 years old, appears to be in good working condition with a medianestimated total service life of 35 years.

To serve 140,000 sq.ft. of office, cooling capacities in the range of 450 tons-refrigeration would be required, via the refurbished or new central chiller plant with air handlers or, alternatively, new discrete rooftop air-cooled units with steam heating.

The real estate issue regarding the shared steam plant must be resolved. For purposes of this report, it is assumed that the building will continue to use steam from the central plant, with no provisions for a new steam plant within the building.

Electrical

The building is served by the utility with a medium voltage feed to four (4) networked transformers. The utility side is 13.8 kv through four (4) 500 kva transformers stepped down to 120/208V. There are three (3) customer-owned service switches on two (2) service "take-offs" with one (1) 3,000 ampere switch on one "take-off" and two (2) 1,600 ampere switches on the other. Additional or new distribution equipment could be installed in the existing Switchgear Room with minor architectural and engineering work.

Service Capacity: [3000A + (2) 1600A] x 80% x 208V x v3 = 2 MW at .9 pf. Any "service limitation" will have to be researched through the utility company. Total w/gsf (including HVAC): 2 MW ÷ 144 kgsf = 14 w/gsf.

Electric closets are not typical. Vertical distribution is accomplished via pipe and wire risers serving lighting and utility panels, flush-mounted in the Elevator Lobbies. There is a 3,000 ampere bus duct feeding the main distribution panel in the Switchgear Room at the Basement Level. It is in fair condition. The Basement Motor Control Center looks to be in poor condition.

The building utilizes a 1960's vintage 260 kw, 1,800 rpm Caterpillar diesel generator to serve lighting and back up the boilers through a 1,200A ATS and emergency distribution panel. The generator is in poor condition with a cracked manifold.

The building has a non-code compliant fire alarm system with some strobes on Floors 1, 2 and 3 and pull stations in random locations.

No lightning protection system was observed.

Telecommunications is accomplished via POTS lines entering the building via multi-pair cables and some access to "fiber" via the Nassau County Traffic System Network.

Summary

The building has ample service but is essentially a 1950's or 1960's office complex with no substantial upgrades or improvements.

Recommended Options

The service provides an excellent starting point for a "gut" electrical renovation. New electrical work should be provided from service switchgear through branch distribution. New life safety systems should be provided, including, but not limited to, fire alarm, life safety generator, security and lightning protection.

Plumbing

Storm Water: C.I. hub and spigot piping, interior leaders, two (2) 10 in. storm sewers, exterior dry wells with overflow to city sewer and duplex sump pumps.

Sanitary and Venting: C.I. hub and spigot piping, two (2) 6 in. sanitary sewers, one (1) 4 in. ejector discharge, wall-hung water closets, urinals, lavatories, electric water coolers, floor outlet tank-type water closets, slop sink, shower stalls, miscellaneous sinks (some toilets are ADA), two (2) duplex ejectors with fiber glass pots above floor (4 ft. 0 in. diameter x 8 ft. 0 in. high).

Domestic Water: Two (2) combined fire standpipe/domestic water services, 4 in. domestic connection and two (2) 2 in. meter each service, metered water to filter system for steam heaters.

Hot Water: Steam-heated hot water storage heater, 3 ft. 0 in. diameter x 8 ft. long (5 years old).

Gas: Two (2) gas services, low pressure for Kitchen, high pressure for boilers.

Fire Protection

Standpipe: Two (2) 6 in. combined domestic water/fire standpipe services with each service providing a 6 in. supply to the fire standpipe system. 6 in. detector checks are installed on each feed, 2-1/2 in. Fire Department valves in stairwells, siamese and roof manifold.

Sprinkler: None.

Summary
Plumbing and standpipe systems are in fairly good condition and repairs and replacements have been on an "as-needed" basis.

Recommended Options
While the condition of the various plumbing and fire protection systems piping is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed. Fully sprinkler the building. Provide ADA toilets and electric water coolers. Install water conservation fixtures and trim. Remove Police Headquarters ejector discharge from building. Install Reduced Pressure Zoned Backflow Preventers on water services. Install mixing valves on hot water heater outlets.

Environmental

The Main Building of One West Street was constructed in 1961. Ambient Group, Inc. inspected the subject property on July 8, 2002. Listed below is a summary of our observations/those findings. The EA entailed interviewing current operations personnel with first-hand knowledge of the subject property and reviewing existing environmental reports.

Petroleum Bulk Storage Tanks
Certain underground storage tanks (UST's) are regulated under the Resource Conservation and Recovery Act (RCRA), 42 USC §6991 et seq., and must be registered with the state agency responsible for administering the UST program. Underground storage tank facilities regulated under the New York State Department of Environmental Conservation Petroleum Bulk Storage Regulations are required to do the following:

1. Periodic tightness testing - the owner of any underground petroleum storage tank and connecting piping system must have the tank and pipes periodically tested for tightness.
2. Monitoring of corrosion-resistant tanks and pipes - the owner or operator of any corrosion-resistant underground tank or pipe which is exempt from tightness testing, must monitor all cathodic protection and leak detection systems.

Based on Ambient's site inspection and review of available records provided by the Department of Public Works Water Resources Unit regarding the petroleum bulk storage tanks located on the subject property, there appears to be a discrepancy in the number of underground storage tanks located on the subject property shared with the Old Courthouse.

Building Management reported that two (2) petroleum bulk underground storage tanks exist in the parking lot shared with the Old Courthouse along the southern portion of the property. The size of the tanks were reported to be 10,000 and 15,000 gallons with both being constructed of fiberglass. Building records reported that the facility contains one (1) 10,000 gallon #2 fuel oil tank. The facility identification is 053089. The storage facility permit expires in September 1, 2002.

If in fact two (2) petroleum tanks exist at the subject property with only one (1) tank being registered, Ambient Group, Inc. recommends that the additional tank be registered with Nassau County.

In addition, the facility is required to comply with line items 1 and 2 listed above. Ambient Group, Inc. was not provided with records indicating that periodic tightness testing or monitoring have been performed. Annual costs to perform these operations are estimated to be $500.

Asbestos Containing Materials
Based on Ambient's site inspection and review of available records provided by the Department of Public Works Department of Buildings regarding asbestos containing materials located on the subject property the following presumed asbestos containing materials were identified within the subject property in the following locations: perimeter offices, floors 1-4, the basement A/C rooms and boiler rooms.

The following materials were identified:

- Pipe Insulation
- Floor Tiles: 9" x 9"
- Roofing Materials
- Other Miscellaneous Mechanical Insulation (i.e. tank insulation, duct insulation)

Ambient recommends that, should renovations be planned, a thorough investigation be performed in any areas earmarked for renovation or demolition. Pricing related to asbestos abatement will provided in a separate summary table that will include all the properties identified in the relocation project.

Building Evaluation: One West Street

Presumed Lead Based Paint
Based on Ambient's site inspection and the age of the subject property Ambient Group, Inc. identified the following presumed lead based paint within the subject property.

- All Painted Surfaces

Although regulations do not require the removal of lead based paint prior to demolition or renovation, its presence is relevant with regard to worker protection, potential public exposure and waste disposal. Since contractors need to be notified of the presence of lead based paint, control measures which should be implemented during the work may affect the overall cost of a project. Thus, Ambient recommends that a thorough investigation be performed in any areas earmarked for renovation or demolition to understand the cost implications of the presence of lead based paint.

Deferred Maintenance
Ambient recommends that any asbestos containing materials in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500-$3,500.

In addition, Ambient recommends that any lead-based paint in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500.

Building Evaluation: 100-200 County Seat Drive

Architecture/Interiors/Structural Observations

General

The buildings were built in the early 1950s and are about 50 years old. The buildings are joined together but without an internal connection. They are 1 story above grade with a partial floor below grade for a Mechanical Equipment Room and storage (two- stories high). They are plain utilitarian buildings of masonry walls with white face brick. They accommodate building and vehicle maintenance shops, garage and associated offices. Building 100 is predominately garage space and is rectangular in plan with a series of single vehicular doors front and back. The offices are between the garage and the adjacent Building 200. That building is all administrative offices along the street side with the shops at each end going back perpendicular to the office block. One is 'L' shaped forming a courtyard in the rear. The buildings were originally designed for the current use. The buildings' total gross area is 43,000± gross square feet. The buildings do not meet ADA. No drawings were available.

Exterior

The exterior is white face brick. Some cracking, spalling and discoloration of the brick has occurred at the parapets and below. The original limestone coping has been replaced or covered by a metal coping suggesting water penetration into the masonry wall. Above the windows and garage doors facing the street is a limestone band. The limestone band runs continuous under the windows as well. This creates brick piers between paired windows that are double hung painted steel frame with single glazing. The top and bottom sections are split horizontally with intermediate mullions. Several windows have air conditioning units installed. The windows are 7'-6" high by 3'-6" wide. There are piers between the painted wood and glass lite sectional overhead garage doors (similar to the office window motif). The doors are in need of repainting. The entry to 200 County Seat Drive is surrounded in a large limestone decorative portal. There are several stone steps from the sidewalk to the first floor. The roofs vary in condition. 100 County Seat Drive has an EPDM fully adhered roof. 200 County Seat Drive has a built-up roof with a silver painted coating.

Structure

The structures are different. 100 County Seat Drive is steel framed with open web joists at the roof. 200 County Seat Drive is steel framed encased in concrete and/or lath & plaster. The floor to roof height is around 15'-0". Structural grid isnot known. No drawings were available. The basement Mechnanical Equipment Room goes below the regular floor to provide a 1 ½ story high space. The perimeter column grids vary. The office plans are basically double loaded corridor concept with around 18'-0" clear with 9'-0"± suspended ceilings in offices of 200 County Seat Drive. The offices at 100 County Seat Drive have no ceilings.

Interiors

The interiors are generally in fair to good condition for 200 County Seat Drive and very poor for 100 County Seat Drive in the office areas. In 200 County Seat Drive the doors are solid core wood with wood frames. There is carpet on the floor. The walls are painted drywall. The ceilings are suspended lay-in 2x2 acoustic tile with 2x4 lensed recessed fluorescent lights. Mini horizontal blinds are at windows. There is some vinyl wall covering. In 100 County Seat Drive there are no finished interiors, only paint. Lights are suspended chain hung 1x4 industrial type. No finish materials or ceilings are provided in basement, utility, mechanical and garage/shop areas.

Parking

Parking is surface type in the adjacent parking lot. Taxi and vehicular drop-off or pick-up for employees and visitors can occur at street in close proximity to entrance.

Suitability

It may be fine for its purpose but is not in the most appropriate location for adjacencies with other similar functions of its campus consolidation. It would not be effective for an office type adaptation.

Recommended Options

Relocate these functions to an area more appropriate for its overall campus consolidation that would be able to accommodate all other adjacencies with adequate space requirements. Investment to updgrade the current buildings which are old and in need of significant refurbishment is not recommended.

MEPS: 100 County Seat Drive

Mechanical

Services: The 22,000 ± sq.ft. facility is served by a central hot water heating plant and miscellaneous hot water and gas-fired unit heaters and substantial quantities of outdoor air (heated at the rooftop units) for ventilation in conjunction with exhaust fans.

The garage area is served by a packaged heating and ventilating unit hung from the structure providing sub-

stantial quantities of outside air for ventilation via distribution ductwork, in conjunction with a roof exhaust fan connected to exhaust ducts dropping to floor level, as required for vehicle maintenance and storage. In addition, a vehicle monoxide exhaust system with flexible hoses is employed. Miscellaneous hot water heaters are placed at the garage doors.

Heating for the building is provided by a central gas-fired hot water boiler in the basement of the building. Hot water is circulated via pumps to various coils, unit heaters and cabinet heaters.

Outdoor buried gasoline and waste oil tanks of unknown condition serve the facility.

Recommended Options

While the condition of the heating & ventilation water piping system is reportedly satisfactory, recommendation of its reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed.
The existing heating plant is beyond its median estimated life and replacement is recommended.

While the condition of the existing equipment appears to be fair, it is not suitable for an office occupancy. To serve 22,000 sq.ft. of office, cooling capacities in the range of 65 tons-refrigeration would be required, via central chiller plant with air handlers in combination with a hot water boiler plant or discrete rooftop air-cooled units with gas heating or with coils served from a new steam boiler plant.

Electrical

The building is served via a utility medium voltage transformer (typical pole-mounted type) located on a pad in a transformer compound internal to the building. This supplies a county-owned, 3-pole, 1,200 ampere bolted pressure service switch at 120/208V. The switch is 1940's vintage. There is adequate space for new switchgear with minor architectural and engineering modifications. The available demand power is 80% of 1,200A x 208V x v3 = 300 kw at .9 pf.

All distribution is accomplished horizontally with pipe and wire feeders and subfeeders stubbed up from the slab and basement, and down from the ceiling. Electric closets are not typical with 120/208V panel boards mounted on perimeter walls.

There is no generator system.

There is no fire alarm system.

There is no lightning protection.

Telecommunications is accomplished via P.O.T.'s lines entering the building on a multi-pair cable. There is fiber access via the county's traffic network.

Summary

This is an antiquated building with antiquated electrical distribution and without life safety systems.

Recommended Options

Any new program would require complete new electric work and new life safety systems.

Plumbing

Storm Water: Interior C.I. leaders, duplex sump pump in Boiler Room.

Sanitary and Venting: C.I. piping, floor outlet water closets, individual shower stalls, lavatories, urinal (floor), freestanding electric water closet.

Domestic Water: 2 in. service with RPZ and meter.

Hot Water: 36 in. diameter x 6 ft. 0 in. long steam hot water storage heater with pumped HWR.

Gas: 2 in. gas service, PRV in building for boiler.

Specials (Vehicle Maintenance):
- Central motor oil system
- Central motor oil system.
- Central grease system.
- Central compressed air system.
- Oil interceptor (underground).

Fire Protection

Standpipe: None.

Sprinkler: 4 in. service with PIV outside, alarm check valve, water flow gong and siamese.

Note: Sprinkler just in maintenance area; none in vehicle area.

Summary

Plumbing and standpipe system are in fairly good condition and repairs and replacement have been on an "as-needed" basis.

Recommended Options

While the condition of the various plumbing and fire protection systems piping is reportedly satisfactory, recommendation of their reuse would require that pipe

condition analyses, including taking samples for metallurgical tests, be completed. Fully sprinkler the building. Install water conservation fixtures and trim. Install mixing valves on hot water heater outlet.

MEPS: 200 County Seat Drive

Mechanical

Services: The 21,000 ± sq.ft. facility is served by a central heating plant with perimeter hot water convectors (radiators) below windows, unit heaters and hot water coils in ducts in conjunction with exhaust fans. The basement is not heated, cooled or ventilated.

Air conditioning for cooling purposes is not provided in general, though miscellaneous split system and window units are installed. Various small exhaust fans serve the different uses within the facility.

Heating for the building is provided by a Central Boiler Plant in the partial basement of the building, comprised of one (1) oil-fired H. B. Smith water tube boiler. Four (4) hot water pumps provide four (4) heating zones. A gas-fired domestic water heater is present. A fuel oil storage tank is buried outdoors with piping through the foundation wall. The tank is reportedly a 3-year-old, double-wall, fiber glass tank with overfill alarm.

Recommended Options

While the condition of the hot water piping system is reportedly satisfactory, recommendation of its reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed. Due to the foreseen program use of this building as office space, air conditioning, new mechanical equipment and its distribution ductwork and piping will be required.

To serve 21,000 sq.ft. of office, cooling capacities in the range of 65 tons-refrigeration would be required, envisioned as discrete rooftop air-cooled units with hot water or gas heating.

The existing heating plant, if not replaced, and noting that only a single boiler is in place, would require refurbishment to refresh the plant to original specifications. This would include boiler and pumps rebuilding and modernization of automatic controls. This heating plant would serve the existing space as is or could be utilized to serve new office space, albeit with either the existing hot water convectors complemented with new where required or new replacements.

Electrical

The building is served by the utility via an underground feeder from a utility-owned vault. The county-owned electrical distribution starts at a 3-pole, 600 ampere, 120/208V QMQB service switch. There is space to install new distribution equipment with a minor amount of architectural and engineering work. The total electrical demand capacity of the building is approximately 155 kw at .9 pf.

Electrical distribution is accomplished horizontally via pipe and wire feeders stubbed up from the slab and from the partial basement. Electric closets are not typically utilized, with 120/208V lighting and utility panels being located surface-mounted on walls.

There is no life safety system generator, fire alarm, security or lightning protection.

Telecommunications is accomplished via P.O.T.'s lines entering the building on a multi-pair cable, with access to "fiber" via the county's traffic network.

Summary

The electrical distribution system is antiquated with branch distribution emanating from panelboards with circuit breakers that are far in excess of their useful service life.

Recommended Options

Should the building be utilized for some future purpose, a new electrical distribution system would have to be provided, as well as all the aforementioned life safety systems.

Plumbing

Storm Water: Exterior leaders, Basement has French drains, site storm distribution.

Sanitary and Venting: Cast iron piping, wall-hung water closets, urinals and lavatories, freestanding electric water coolers, Lunch Room sinks, slop sinks.

Domestic Water: Domestic water service supplies sprinkler system.

Hot Water: Oil-fired 60-gallon hot water storage heater, 138 gph recovery.

Gas: 2 in. gas service for heating and cooling units (Lunch Room electric stove).

Special: Air compressor with receiver for paint spray and shop equipment.

Building Evaluation: 100-200 County Seat Drive

Fire Protection
Sprinkler: Paint Room and adjacent shops (eight [8] sprinkler heads). Provides protection with 2 in. piping connected to domestic water service.

Summary
Plumbing and sprinkler systems are in fairly good condition and repairs and replacement have been on an "as-needed" basis.

Recommended Options
While the condition of the various plumbing and fire protection systems piping is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed. Fully sprinkler the building. Provide ADA toilets and electric water coolers. Install water conservation fixtures and trim. Install new hot water heater. Install mixing valves on hot water heater outlet.

Environmental

The Main Building of 100-200 County Seat Drive was constructed in 1954. Ambient Group, Inc. inspected the subject property on July 15, 2002. Listed below is a summary of our observations/those findings. The EA entailed interviewing current operations personnel with first-hand knowledge of the subject property and reviewing existing environmental reports.

Petroleum Bulk Storage Tanks
Certain underground storage tanks (UST's) are regulated under the Resource Conservation and Recovery Act (RCRA), 42 USC §6991 et seq., and must be registered with the state agency responsible for administering the UST program. Underground storage tank facilities regulated under the New York State Department of Environmental Conservation Petroleum Bulk Storage Regulations are required to do the following:

1. Periodic tightness testing - the owner of any underground petroleum storage tank and connecting piping system must have the tank and pipes periodically tested for tightness.
2. Monitoring of corrosion-resistant tanks and pipes - the owner or operator of any corrosion-resistant underground tank or pipe which is exempt from tightness testing, must monitor all cathodic protection and leak detection systems.

Ambient's site inspection and review of available records provided by the Department of Public Works Water Resources Unit regarding the petroleum bulk storage tanks located on the subject property revealed that five (5) bulk storage tanks exist at 100 County Seat Drive and one (1) petroleum bulk storage tank exists at 200 County Seat Drive. Building records indicated that 100 County Seat Drive contains two (2) 10,000 gallon unleaded gasoline underground fuel oil tanks, one (1) 1,000 gallon waste oil tank and two (2) 55 and 110 gallon chemical storage tanks.

In addition, the facility is required to comply with line items 1 and 2 listed above. Ambient Group, Inc. was not provided with records indicating that periodic tightness testing or monitoring have been performed. Annual costs to perform these operations are estimated to be $500.

Asbestos Containing Materials
Based on Ambient's site inspection and review of available records provided by the Department of Public Works Department of Buildings regarding asbestos containing materials located on the subject property the following presumed asbestos containing materials were identified within the subject property in the following locations: located in small quantities throughout the entire building, boiler and A/C rooms, heat and A/C piping.

The following materials were identified:

- Pipe Insulation
- Floor Tiles: 9" x 9"
- Roofing Materials
- Other Miscellaneous Mechanical Insulation (i.e. tank insulation, duct insulation)

Ambient recommends that, should renovations be planned, a thorough investigation be performed in any areas earmarked for renovation or demolition. Pricing related to asbestos abatement will provided in a separate summary table that will include all the properties identified in the relocation project.

Presumed Lead Based Paint
Based on Ambient's site inspection and the age of the subject property Ambient Group, Inc. identified the following presumed lead based paint within the subject property.

- All Painted Surfaces

Although regulations do not require the removal of lead based paint prior to demolition or renovation, its

presence is relevant with regard to worker protection, potential public exposure and waste disposal. Since contractors need to be notified of the presence of lead based paint, control measures which should be implemented during the work may affect the overall cost of a project. Thus, Ambient recommends that a thorough investigation be performed in any areas earmarked for renovation or demolition to understand the cost implications of the presence of lead based paint.

Deferred Maintenance

Ambient recommends that any asbestos containing materials in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500-$3,500.

In addition, Ambient recommends that any lead-based paint in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500.

Building Evaluation:
Social Services
(101 County Seat Drive)

Architecture/Interiors/Structural Observations

General
The building was built around 1971 and is 31years old. The building is three stories above grade and one story below. There is a small penthouse floor that is setback and houses the MEP equipment. The plan is rectangular with two inner courts. The building was designed for the Health & Human Services Department (intake & outtake) and administrative offices. There is I primary entrance with a central lobby. The loading dock area is separate. Access to the building is via steps and a ramp for handicapped. The building total gross area is 294,842 gsf, of which 215,870 usf are useable floor area, yielding a building efficiency of 73%.

Exterior
The exterior is a modern design that is white precast concrete three story tall 'T' shapes that cover and accent the column bays and roof line. In-filled between them are recessed bronze anodized curtain wall of metal panels spandrels and metal framed windows at the entrance that is three bays wide. The other infill typically is two flat precast panels at the center with one metal/glass curtain wall each end. The first floor infill is typically storefront to match the color of the curtain wall and is setback to form an arcade. The precast is very dirty and stained from exposure to the elements. The windows have tinted film on insulated glass with venetian blinds within the glass cavity. Some of the tinted film is peeling. The storefront is fixed windows; the curtain wall is operable horizontal pivot windows. The sill height is 10" and the head of window & ceiling are same at 9'-0". They are 3'-0" wide. The inner courts are clad similar to the typical facades. There are cobblestone pavers, concrete shaped water fountains & landscaping. The fountains were not in use and the landscaping was overgrown and undernourished. Should be refurbished. The slab at the entry into one of the courts is cracked and uplifted that suggests a settlement problem. The roof is a replacement EPDM (14 years old) from 1988 and is in poor condition. Useful life is between 15 to 20 years.

Structural
The structure is steel framed with spray fireproofing. The floor has metal deck which in places is cellular. The floor to floor heights are about 12'-6". The basement MER is depressed providing a 2 story space. The perimeter column grid is 20'-0" on center typically. The cross section is three bays typically about 30'-6" on center from the perimeter and 10'-0" on center in the center. The center bay is typically circulation. The ceiling height is typically 9'-0". No structural or architectural drawings were available except for CAD facility plans.

ADA
Handicap access to the building entrances are via sloping sidewalk from the street. The entrances doors are at grade and generally comply with ADA. The loading dock is two berths and is separate from the public/employee entry.

Core
The building has no central core. The passenger elevators (3) are just off the main entry lobby. With them are a stair and electric closet. There are five other cores, each located at the inside bay 45 degrees from the two inner court corners. They are comprised of toilets rooms, MEP rooms and shafts. One near the loading dock has a freight elevator. There are 4 egress stairs on the perimeter bays directly across from the cores that exit to grade. They have painted block walls and are steel pan stairs with rubber treads and floor. The toilet rooms have been adapted to provide handicap use to comply fully with ADA.

Interiors
The interiors are generally in fair to poor condition. The intake departments on the first floor are in the worst condition. There is a cafeteria, kitchen in the basement that looks out to one of the inner courts.

The floor is quarry tile and the walls have a brick facing. There is a tiered seating training center that is entered on the first floor down to the basement level. The two administrative office floors are generally open landscape with a center circulation path. The floors are carpet except at the center path which is VCT. The ceiling is a metal baffled luminous type ceiling with fluorescent lights between the baffles and the perforated metal ceiling tile. Some baffles are missing and some lights are out making it look poorly. The partitions are typically block with painted plaster and/or painted drywall. There is some vinyl wall covering. Updating the finishes would be desirable. The mechanical and utility spaces are painted block and concrete. No finish materials or ceilings are provided.

Parking
Parking is generally surface in the adjacent parking lot. Service and public entrances are separated. There is a loading dock on the west side. Taxi and vehicular drop-off or pick-up for employees and visitors can occur on the street at the parking lot. This is

not close proximity to the main entrance.

Suitability
The building would be more efficient and more flexible as an office building if it had a central core, no inner courtyards, a larger column spacing of 30' minimum and had a greater frequency of windows along the perimeter. However, it could suffice as is with less efficiency.

Recommended Options
The building can accommodate a wide range of office uses, although upgrading of all current office environments is strongly recommended. The building's cafeteria and auditorium spaces make it potentially suitable as a stand-alone office building. Should disposition of the building be contemplated, however, the current practice in which the building's parking area is shared by other adjacent uses would have to be changed.

MEPS

Mechanical
Services: The facility is served by central mechanical systems which are reportedly original to the building, circa 1969-1972.

Dual-duct central built-up air handling systems (located in the Basement MER) with four (4) zones utilizing filters, steam heating coils, chilled water cooling coils supply conditioned cooled and heated air to dual-duct boxes serving the perimeter and interior areas. The perimeter spaces are heated (and reportedly cooled) via baseboard air outlets located below the windows fed from the central built-up air handling system. A separate AC system serves the Building Lobby. A fan at the roof provides exhaust for the core toilets.
A central chiller plant in the Basement is comprised of two (2) 500 TRS McQuay chillers with microprocessor controls, two (2) 40 HP primary chilled water pumps to circulate to the air handlers and two (2) 40 HP condenser water pumps to circulate condenser water for heat rejection to two (2) non-winterized cooling tower cells mounted on grade West of the building. A fifth 40 HP pump serves as a common standby for chilled and condenser water.

The existing air-handling equipment, utilizing pneumatics for automatic temperature controls, while reportedly operational, dates to the original building construction, and is beyond the median estimated service life of 25 years. The dual-duct boxes' service life is 20 years.

Heating for the building is provided by a Central Steam Plant located in the Basement of the building. This plant consists of two (2) 300 boiler HP H. B. Smith boilers, circa 1969, fired on natural gas to generate low pressure steam. A 140 HP gas-fired Superior Seminole high-pressure steam boiler provides the Cafeteria needs.

Recommended Options
While the condition of the various HVAC piping systems and duct systems is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests and pressure testing of the existing interior and perimeter duct systems, be completed to ascertain their operating condition.

In light of the age of the current cooling plant equipment and the need for maintenance, ideally it is recommended that new chiller equipment, air handlers and its distribution ductwork and piping be provided. However, the condition of the equipment, as visually observed, appears to be fair to good, perhaps offering, as an alternative, the refurbishment of the existing air handlers, chillers, pumps, cooling towers, reinsulation of chilled water and steam piping and valves, to return them to original performance specifications and augmenting them with new automatic temperature controls, condenser water filtration, water treatment, etc., again with the presumption that the condition of the existing piping systems is satisfactory. The existing primary air duct system and the interior dual-duct system should be pressure-tested for integrity prior to recommending reuse. The existing perimeter induction units would require detailed inspection and testing of coils, pneumatics, etc., before reuse could be recommended.

The boiler plant, circa 1969, appears to be maintained and in fair to good working condition, although it must be noted that it is approaching its median estimated service life of 35 years. Testing of the boilers (i.e., tubes, burners, breeching, etc.) is required to identify potential remaining life expectancy.

Electrical
Service is provided via four (4) utility transformers with two (2) services take-offs to 4,000 ampere BPS service switches fused at 3,000 amperes. Service capacity would be approximately 4.5 MW at .9 pf providing in excess of 20 w/sf.

Distribution is via four (4) electric closets per floor uti-

lizing pipe and wire feeders serving 3-pole, 800 ampere feed through panels with 30 kva step-down transformers serving 3-pole, 100 ampere low voltage utility panels. Horizontal distribution is via a cellular floor system.

The fire alarm system incorporates pull stations, some strobe coverage and horns with no central station tie.
There is no emergency power system.
There is no lightning protection system.
The telecommunications system consists of P.O.T. (plain old telephone) lines with access to fiber via the Nassau County Traffic Network and the NYS Empire Network.

Summary
The electrical distribution system is functional and the service appears adequate. The life safety system is marginal or nonexistent.

Recommended Options
Any new programmatic requirements would most likely call for provision of new life safety systems and modernization/upgrades of the distribution system.

Plumbing
Storm Water: Interior C.I. leaders, duplex sump pumps in Boiler Room.

Sanitary and Venting: C.I. piping with wall-hung water closets and urinals, lavatories, Kitchen sinks with grease traps, freestanding electric water coolers (most not working), Print Room sinks.

Domestic Water: Combine domestic water and fire standpipe service; no water meter, bottle drinking water units.

Hot Water: 6 ft. 0 in. diameter x 8 ft. 0 in. long. Steam storage heater with pumped return.

Gas: 3 boilers (one serves domestic hot water and Kitchen steam). Kitchen has gas range, ovens and steam kettles.

Special: Interior court has large concrete fountain (not in operation).

Fire Protection
Kitchen Hood: Fire suppression system.

No sprinkler protection.

Standpipe: 4 in. connection to combine service with hose valves in stairwells and siamese connections.

Summary
Plumbing and standpipe system are in fairly good condition and repairs and replacement have been on an "as-needed" basis.

Recommended Options
While the condition of the various plumbing and fire protection systems piping is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed. Fully sprinkler the building. Provide ADA toilets and electric water coolers. Install water conservation fixtures and trim. Install mixing valves on hot water heater outlet. Install meter and RPZ on domestic water distribution at service connection.

Vertical Transportation
The building is served by three (3) 4,000-lb. passenger elevators and one (1) 4,500-lb. freight elevator stopping on the Basement through the Roof.

As a general overview, the existing elevator configurations could provide the desired level of service required to facilitate an office operation.

A thorough review, with respect to operation and maintenance, of each existing elevator would be required to determine whether or not it would be possible to retain and reuse the system or if all new equipment should be installed.

Environmental

The Main Building of 101 County Seat Drive was constructed in 1968. Ambient Group, Inc. inspected the subject property on July 12, 2002. Listed below is a summary of our observations/those findings. The EA entailed interviewing current operations personnel with first-hand knowledge of the subject property and reviewing existing environmental reports.

Petroleum Bulk Storage Tanks
Certain underground storage tanks (UST's) are regulated under the Resource Conservation and Recovery Act (RCRA), 42 USC §6991 et seq., and must be registered with the state agency responsible for administering the UST program. Underground storage tank facilities regulated under the New York State Department of Environmental Conservation Petroleum Bulk Storage Regulations are required to do the following:

Building Evaluation: Social Services (101 County Seat Drive)

1. Periodic tightness testing - the owner of any underground petroleum storage tank and connecting piping system must have the tank and pipes periodically tested for tightness.
2. Monitoring of corrosion-resistant tanks and pipes - the owner or operator of any corrosion-resistant underground tank or pipe which is exempt from tightness testing, must monitor all cathodic protection and leak detection systems.

Ambient's site inspection and review of available records provided by the Department of Public Works Water Resources Unit regarding the petroleum bulk storage tanks located on the subject property revealed that two (2) petroleum bulk storage tanks exist on-site. Building records indicated that the facility contains two (2) 10,000 gallon unleaded gasoline underground fuel oil tanks.

In addition, the facility is required to comply with line items 1 and 2 listed above. Ambient Group, Inc. was not provided with records indicating that periodic tightness testing or monitoring have been performed. Annual costs to perform these operations are estimated to be $500.

Asbestos Containing Materials
Based on Ambient's site inspection and review of available records provided by the Department of Public Works Department of Buildings regarding asbestos containing materials located on the subject property the following presumed asbestos containing materials were identified within the subject property in the following locations: located throughout the entire building, boiler and A/C rooms, heat and A/C piping, located on all structural beams and columns.

The following materials were identified:

- Spray-On Fireproofing
- Pipe Insulation
- Floor Tiles: 9" x 9"
- Roofing Materials
- Other Miscellaneous Mechanical Insulation (i.e. tank insulation, duct insulation)

Ambient recommends that, should renovations be planned, a thorough investigation be performed in any areas earmarked for renovation or demolition. Pricing related to asbestos abatement will provided in a separate summary table that will include all the properties identified in the relocation project.

Presumed Lead Based Paint
Based on Ambient's site inspection and the age of the subject property Ambient Group, Inc. identified the following presumed lead based paint within the subject property.

- All Painted Surfaces

Although regulations do not require the removal of lead based paint prior to demolition or renovation, its presence is relevant with regard to worker protection, potential public exposure and waste disposal. Since contractors need to be notified of the presence of lead based paint, control measures which should be implemented during the work may affect the overall cost of a project. Thus, Ambient recommends that a thorough investigation be performed in any areas earmarked for renovation or demolition to understand the cost implications of the presence of lead based paint.

Deferred Maintenance
Ambient recommends that any asbestos containing materials in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500-$3,500.

In addition, Ambient recommends that any lead-based paint in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500.

Building Evaluation:
400 County Seat Drive

Architecture/Interiors/Structural Observations

General
The building is 51 years old. It is two stories above grade and one story below. The building's floor area is 136,134 gross square feet, of which 129,752 usf are useable floor area, yielding a building efficiency of 90%. The building plan is a flattened 'H' shape. The three sides that have offices have a sunken court adjacent to allow light and air down to the basement. The courts are meagerly landscaped and look unattended. The use of the building is a mixture of office and storage at about a 50% ratio.

Exterior
The exterior is generally a flat façade of limestone, granite and individual windows. The module for windows is 10'-3" on center The limestone surfaces are spalling significantly and in need of repair and/or replacement. The limestone walls and stairs into the courts are soiled and discolored The windows are single glazed with metal double hung type frames. Each window is 5'-3" wide x 7'-0" high. There are many window air conditioning units even though the building has central air conditioning. Effectiveness of central system questionable. The roof was stated to be redone in 2000 and is a modified bitumen built up roof in excellent condition.

Structure
The structure is composite steel concrete encased. The slabs have 3" of fill and 1" of topping. The floor to floor heights are 12'-8" for the bottom two floors, and 12'-4" for the top. These are low for today's standards. The interior grids vary. The center of the 'H' (Storage) has a 17'-6" x 20'-6" typical grid. The bottom of the center and the 2 legs have a 21-0" x 20'-6" typical grid. There is a 14'x20'-6" down the center of each leg. The center of the 'H' has high live load capacity. The grids are small for office use and generally are preferred at 30"-60" on center to maximize flexibility.

ADA
Handicap access is provided from an elevator tower and vestibule addition on the street side center. The building does not fully meet ADA compliance. This is the only passenger elevator for the building. There are two large freight elevators. The loading dock has ten berths, more than is really necessary.

Core
The is no central core. Instead there is a mixture of groupings of stair and toilet, stair and elevator or just stair or elevator. The stairs are in good condition and are steel construction with concrete filled metal pan on most. The two open stairs at the lobbies are steel construction with marble treads and risers. The toilet rooms are old and dingy. Ceramic tile is on floors and wainscot. They are not fully ADA compliant and would lessen the fixture count. If the building was utilized for all office use there would need to be an increased toilet fixture count and passenger elevators to a minimum of two to three groups in not less than pairs.

Interiors
The interiors are generally vintage in most office spaces and therefore worn and dated. The partitions are all block with plaster and/or drywall (occasionally) finish. The window treatment is wide venetian blinds. Flooring is carpet or VAT. Floors for corridors are terrazzo. The ceiling is a suspended snap-in concealed spline perforated metal acoustic 1x2 tile with 1x4 recessed fluorescent lens lights. The typical height is about 10'-6". The lobbies have terrazzo floors and marble walls two stories high. The walls are soiled and in need of cleaning. The storage, utility and MEP spaces are unfinished other than painted. Recommend refurbish complete interiors.

Parking
Parking is surface either on street or adjacent parking lots. Service and public entrances are separated. Taxi or vehicular pick-up for employees and visitors has to occur on street close to building entrances.

Suitability
The full use of this building for office purposes is not considered very suitable. This is due to the varied and small column grids throughout the building, the narrow perimeter on the legs from the core elements, the wide spacing of windows and the lack of them on the rear of the center 'H'.

The toilets would have to be increased in number for all office use. Also, a full interior fit-out (approximately 50% of area) would be required for conversion of storage areas to office space.

The passenger elevators would minimally need to increase to 2 or 3 and are preferred to be grouped together.

Recommended Options

Re-use of this building as a location of the Family Court is being contemplated. This use could be

accommodated in the building, despite the less than optimal column spacing.

MEPS

Mechanical
Services: The facility is served by a central heating plant with perimeter steam convectors (radiators) below windows, steam unit heaters and minimal outdoor air (heated via steam coils in small air handlers) for ventilation in conjunction with exhaust fans.

Air conditioning for cooling purposes is not provided in general, though small air-cooled split systems currently serve the North and South office areas on the 1st Floor.

The existing air handling equipment, while reportedly operational, does not provide air conditioning for comfort cooling, nor can it be converted to do so. Heating for the building is provided by a Central Steam Plant in the basement of the building, comprised of three (3) Mills water tube boilers, oil-fired with gas pilots, and one (1) smaller HB Smith gas-fired boiler to serve domestic water loads. A vacuum return system is utilized for temperature control of the perimeter heating system. A fuel oil storage tank is buried outdoors with piping through a floor trench. A tunnel runs below the lowest floor at the East side of the building to facilitate steam supply and return loops.

Recommended Options

While the condition of the H&V steam piping system is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed. Due to the foreseen program use of this building as office space, air conditioning, new mechanical equipment and its distribution ductwork and piping will be required.

To serve 136,000 sq.ft. of office, cooling capacities in the range of 350 tons-refrigeration would be required, be it via central chiller plant with air handlers or discrete rooftop air-cooled units with steam heating.

The existing heating plant, 1950 vintage with some modernization since, would require refurbishment to refresh the plant to original specifications. This would include the rebuilding of boilers, condensate pumps and vacuum pumps and the modernization of the automatic controls. This heating plant would serve the existing space as is or could be utilized to serve new office space, albeit with either the existing steam convectors or new replacements.

Electrical
The main service is provided via a medium voltage utility transformer in an exterior subterranean vault serving what appears to be a 1,200 ampere BPS service switch at 120/208V, which in turn feeds a main distribution board through a 1,000 ampere MCB. There is reportedly an additional 400 ampere 277/480V service from a pole-mounted transformer. Total electrical demand capacity is approximately 500 kw at .9 pf. This provides a little over 4 watts/sf.

Distribution is accomplished via pipe and wire feeders and subfeeders to lighting, power and utility panels mounted on or in walls. The circuit breaker distribution and subsequent panels are antiquated and beyond their useful service life.

There is a 60 kw Onan generator serving emergency lighting through a 200 ampere ASCO ATS.

The fire alarm system is an antiquated non-addressable system with devices (pull stations, smoke detections, gongs) not meeting today's Code requirements. The system does not call central station.

There is an extensive conduit and cable POTS telecommunications system with access to some fiber via the county traffic system.

There is no lightning protection system.

The building has a 1950's electrical and life safety infrastructure system with little or no updates. The incoming power is marginal. The distribution should be upgraded. The life safety systems (fire alarm, generator, security, lightning protection) are marginal or nonexistent.

Any modern programmatic requirements for the building would most likely call for all new electric work, from the service on, and provision of new life safety systems.

Plumbing
Storm Water: Roof drains with leaders connecting to site dry wells. Sump pump with connection to site dry well.

Sanitary Drainage and Vent: 6 in. gravity flow to city sewer.

Building Evaluation:
400 County Seat Drive

Cold Water: 4 in. combined water service for fire protection and domestic water with 4 in. metered and RPZ protection to 4 in. main serving building water requirements.

Hot Water: 400-gallon steam horizontal storage tank heater with pumped hot water return and 120-gallon vertical electric storage type heater (standby-below steam heater) serving building requirements.

Gas: 2 in. metered service (low pressure) for three (3) boiler pilot lights and one (1) gas range.

Plumbing Fixtures: Floor and wall outlet water closets, floor outlet urinals, wall-hung lavatories, wall outlet slop sinks, wall and floor electric coolers, miscellaneous free-standing sinks, individual shower stalls.

Storm, Sanitary, Vent and Sump Discharge Piping: Cast iron hub and spigot lead joints, threaded galvanized steel pipe, miscellaneous "no hub" cast iron and PVC plastic.

Water Piping: Brass pipe with threaded joints and copper tubing with soldered joints.

Gas Piping: Black steel with threaded joints.

Fire Protection

Standpipe: 4 in. combined water service for fire protection and domestic water with a 4 in. fire main connection having backflow protection and supplying 2-1/2 in. Fire Department valves and siameses.

Sprinkler: None provided.

Summary

Plumbing and standpipe systems are in fairly good condition and repairs and replacement have been on an "as-needed" basis.

Recommended Options

While the condition of the various plumbing and fire protection systems piping is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed. Fully sprinkler the building. Provide ADA toilets and electric water coolers. Install water conservation fixtures and trim. Install mixing valves on hot water heater outlets.

Environmental

400 County Seat Drive was constructed in 1952. Ambient Group, Inc. inspected the subject property on July 8, 2002. Listed below is a summary of our observations/those findings. The EA entailed interviewing current operations personnel with first-hand knowledge of the subject property and reviewing existing environmental reports.

Petroleum Bulk Storage Tanks

Certain underground storage tanks (UST's) are regulated under the Resource Conservation and Recovery Act (RCRA), 42 USC §6991 et seq., and must be registered with the state agency responsible for administering the UST program. Underground storage tank facilities regulated under the New York State Department of Environmental Conservation Petroleum Bulk Storage Regulations are required to do the following:

1. Periodic tightness testing - the owner of any underground petroleum storage tank and connecting piping system must have the tank and pipes periodically tested for tightness.
2. Monitoring of corrosion-resistant tanks and pipes - the owner or operator of any corrosion-resistant underground tank or pipe which is exempt from tightness testing, must monitor all cathodic protection and leak detection systems.

Ambient's site inspection and review of available records provided by the Department of Public Works Water Resources Unit regarding the petroleum bulk storage tanks located on the subject property revealed the following:

Building Management reported that two (2) petroleum bulk storage tanks exist on-site. Building records indicated that the facility contains one (1) 12,000 gallon #4 underground fuel oil tank and one (1) 550 gallon #2 aboveground fuel oil tank.

In addition, the facility is required to comply with line items 1 and 2 listed above. Ambient Group, Inc. was not provided with records indicating that periodic tightness testing or monitoring have been performed. Annual costs to perform these operations are estimated to be $500.

Asbestos Containing Materials

Based on Ambient's site inspection and review of available records provided by the Department of Public Works Department of Buildings regarding asbestos containing materials located on the subject property the following presumed asbestos containing materials were identified within the subject property in

Building Evaluation:
400 County Seat Drive

the following locations: boiler and A/C rooms and the fitting insulation associated with heat and A/C piping.

The following materials were identified:

- Pipe Insulation
- Floor Tiles: 9" x 9"
- Roofing Materials
- Other Miscellaneous Mechanical Insulation (i.e. tank insulation, duct insulation)

Ambient recommends that, should renovations be planned, a thorough investigation be performed in any areas earmarked for renovation or demolition. Pricing related to asbestos abatement will provided in a separate summary table that will include all the properties identified in the relocation project.

Presumed Lead Based Paint
Based on Ambient's site inspection and the age of the subject property Ambient Group, Inc. identified the following presumed lead based paint within the subject property.

- All Painted Surfaces

Although regulations do not require the removal of lead based paint prior to demolition or renovation, its presence is relevant with regard to worker protection, potential public exposure and waste disposal. Since contractors need to be notified of the presence of lead based paint, control measures which should be implemented during the work may affect the overall cost of a project. Thus, Ambient recommends that a thorough investigation be performed in any areas earmarked for renovation or demolition to understand the cost implications of the presence of lead based paint.

Deferred Maintenance
Ambient recommends that any asbestos containing materials in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500-$3,500.

In addition, Ambient recommends that any lead-based paint in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500.

Building Evaluation: Supreme Court (100 Supreme Court Drive)

Architecture/Interiors/Structural Observations

General
The building was built in the mid-to-late 1960s and is about 35 to 40 years old. The building is 4 stories above grade and 1 story below. There is a penthouse floor is setback and houses the MEP equipment and cooling tower. All are hidden from view. The building plan is a rectangular shape. There is an underground drive- thru garage and double loading dock facility The building was originally designed for the current use. The building's total gross area is 263,107 gross square feet excluding underground parking and service road. The building sits on a slightly elevated granite walled plaza that is accessed by broad stone steps.

Exterior
The exterior is a modern design that has a white granite projected cornice and column bays. These are accentuated by recessed medium brown granite and windows set within a smaller grid of white marble that provides scale to the building. The two public entrances are in the center of the long exterior wall. One is full height (four stories) covered in a glass curtain wall. Flanking this are recessed solid granite full height walls. The three bays at the entrance are recessed. The penthouse has a very light brick façade with painted metal fins vertically 1' on center. The copings are stone. The roofs are fully adhered EPDM and are replacements three years old. The original counter flashing has been kept. In some cases it is quite beat up, bent and wavy. The windows are single glazed with metal frames of bronze anodized aluminum. The entrance curtain wall is fixed and the punched windows pivot vertically for cleaning. The windows are 4'-0" wide x 5'-0" wide and alternate with solid granite walls within each column grid.

Structural
The structure is composite steel concrete encased. The floor to floor heights are 12'-0" for the 1st, and 2nd floors, 18'-0" for the 3rd floor and 12'-0" for the 4th floor. The basement is 17'-0" floor to floor and 14'-0" under the plaza. The roofs have low, medium and high slabs 6'and 22' respectively. The perimeter column grid is 18'-0" typically on the long façade and 20'-0" typically on the short façade with the corners at 10'-0". The interior column grid is 30'-0" deep at the perimeter. There are 40'-0" bays just in from the 30'-0" ones in the short direction that are 54'-0" in the long dimension. These large bays house the courtrooms. The ceiling height is typically 8 '-6" with about 16'-0" in the courtrooms. The beams and girders are typically 18" and 24" respectively with 30" over the courtrooms. There are no architectural plans available other than CAD facility plans.

ADA
Handicap access into the building is by ramps at the raised plazas. The paving of the plaza is very worn particularly towards the parking lot. They should be repaired where possible and also replaced. Security guards and metal detector and x-ray equipment are present at the entry to the building. The Lobby is a two story space clad in limestone and marble walls. The floor is patterned terrazzo and the ceiling luminous panels in the center surrounded by painted drywall. doors are power assist type. The building generally meets ADA.

Core
The building has a central core that provides depth along the perimeter that gives flexibility in planning office /court use functions. There are seven passenger elevators and one large freight. Three passenger elevators and the freight elevator are in the core with the other four in groups of two located adjacent to the outer courtrooms next to the perimeter on the short sides of the building. This provides for easy accessibility without a lot of walking. There are four exit stairs distributed equally through the floor. They are each steel framed and are at least 4'-0" wide. There is one men's and one women's toilet room in the core on each floor. These are for the public and employees, except for the judges chambers, which each have private toilet rooms.

Interiors
The interiors are generally in good to excellent condition. The partitions are typically drywall painted or vinyl wall covering. The offices and corridors have 2x2 concealed spline suspended ceilings with recessed 2x4 fluorescent lens lights. The flooring is carpet typically. Doors are solid core dark stained wood with hollow metal frames. The door handles are not all ADA compliant.

The toilet rooms are ceramic tile finish with metal toilet partitions. The courtrooms are of a similar finish to the offices and corridors except the walls are wood panels and most of the floor is VCT. The lights are grouped in twos to form 4x4 illuminated panels. The mechanical and utility spaces are painted block and concrete. No finish materials or ceilings are provided.

Parking
Parking is generally surface in the adjacent parking lots. Limited garage space is available for restricted

use. Service and public entrances are separated. Taxi and vehicular drop-off or pick-up for employees and visitors can occur on street. One is closer to building entrance and is at the rear.

Suitability
The building is relatively new and was designed to accommodate its specific function. The perimeter bays are deep and the distribution of vertical transportation minimizes excessive horizontal walking. The interiors of the building are well maintained. If the building were to be considered for just office use, then the elevators as located will not provide effective service. They would need to be located together with a minimum of five to six. The private toilets would need to be removed and additional core toilets added.

RECOMMENDED OPTIONS
Both in the 'Stay' and 'Consolidation' scenario this building will remain. The location of the courts consolidation is preferred in the current location where it is adjacent to the District Courts. Possible relocation of the Family & Traffic Courts to 400 County Seat Drive with the current Matrimonial court is considered compatible with continued use of 100 Supreme Court Drive as a court building.

MEPS

Mechanical
Services: The facility is served by central mechanical systems which are reportedly original to the building.

Dual-duct central built-up air handling systems (located in the Penthouse MER and Basement MER's) utilizing filters, steam preheat and reheat coils, chilled water pre-cooling and re-cooling coils supply conditioned cooled and heated air to dual-duct boxes serving the Courtrooms and interior office areas. The perimeter spaces are heated and cooled via two-pipe induction units located below the windows fed from Penthouse primary air central built-up air handling systems utilizing steam preheat coils and chilled water cooling coils. A separate AC system serves the Building Lobby. A fan in the Penthouse MER provides exhaust for the core toilets.

A central chiller plant in the Basement is comprised of two (2) 500 TRS Carrier chillers, two (2) 60 HP primary chilled water pumps to circulate to the air handlers and two (2) 2 75 HP condenser water pumps to circulate condenser water for heat rejection to two (2) non-winterized built-in-place concrete basin cooling tower (CT) cells. CT capacity is commensurate with the original steam absorption chiller plant, thereby resulting in spare or excess available capacity. Two (2) secondary water pumps (located in the Penthouse MER) circulate chilled water or hot water via steam-to-hot water heat exchangers to the perimeter fan coil units as dictated by season.

The existing air handling equipment, utilizing pneumatics for automatic temperature controls, while reportedly operational, is somewhat dated to original building construction, but has been retrofit with new cooling coils recently and with new heating coils reportedly within the last 5 years. The perimeter induction units are beyond the median estimated service life of 20 years.

Heating for the building is provided by a Central Steam Plant located in the Basement of the building. This plant consists of two (2) 250 Boiler HP Smith cast-iron water tube boilers, circa 1958 but reportedly rehabilitated, recently with new tubes and burners, fired on either number two oil or natural gas to generate low pressure steam. A 10-year-old double-walled fiberglass fuel oil tank is buried outside.

RECOMMENDED OPTIONS
While the condition of the various HVAC piping systems and duct systems is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests and pressure testing of the existing interior and perimeter duct systems, be completed to ascertain their operating condition.

In light of the age of the current cooling plant equipment and the need for maintenance, it is recommended that new chiller equipment, air handlers and its distribution ductwork and piping be provided. However, the condition of the equipment, as visually observed, appears to be satisfactory, perhaps offering, as an alternative, to refurbish the existing air handlers, chillers, pumps, cooling towers (which exhibit substantial leakage and drift) and reinsulate chilled water piping and valves, to return them to original performance specifications and augmenting them with new automatic temperature controls, condenser water filtration, water treatment, etc., again with the presumption that the condition of the existing piping systems is satisfactory. The existing primary air duct system and the interior dual-duct system should be pressure-tested for integrity prior to recommending reuse. The existing perimeter induction units would require detailed inspection and testing of coils, pneumatics, etc., before reuse could be recommended.

Building Evaluation: Supreme Court (100 Supreme Court Drive)

The boiler plant, reportedly circa 1964, appears to be well maintained and in good working condition, although it must be noted that the median estimated service life is 35 years. Testing of the boilers (i.e., tubes, burners, breeching, etc.) is required to identify potential remaining life expectancy.

Electrical

It appears that the building is served via four (4) subterranean medium voltage utility transformers, feeding a customer 3-pole, 4,000 ampere, 277/480V service switch via 4,000 ampere bus duct on the line side. This provides a demand capacity of approximately 2.4 MW at .9 pf. This is in excess of 9 w/sf. Distribution is accomplished via five (5) electric closets per floor that typically contain a 225 ampere high voltage lighting panel serving a 30 kva transformer and a 100 ampere low voltage utility panel.

Emergency power serving lighting and one (1) elevator is supplied by a 200 kw 1960's vintage Allis Chalmers diesel generator via a 600 ampere ASCO ATS.
The fire alarm system has no connection to central station and no strobe coverage. The Pyrotronics-Type CB does incorporate gongs and pull stations.

No lightning protection system was observed.

The telecommunications system consists of P.O.T. (plain old telephone) lines with limited fiber available on the NYS Empire Network and the Nassau Company Traffic System.

Summary

This 1960's vintage building has a functional power distribution system, but its life safety systems are marginal to nonexistent.

Recommended Options

For most possible programmatic requirements, all life safety systems would have to be provided new, and major upgrades would have to be made to the distribution system.

Plumbing

Storm Water: Interior leaders, C.I., duplex sump pumps in Water Service Room and Boiler Room.

Sanitary and Venting: C.I. with wall-hung water closets, urinals and lavatories, Cafeteria sinks (no grease trap) (no dishwasher), two (2) ADA toilets on the 1st Floor and one (1) ADA toilet on the 2nd Floor.

Domestic Water: Combined SPK, FSP and domestic service 8 in. size with two (2) 8 in. RPZ's and 6 in. conn. to a two-pump constant pressure system (200 gpm at 102 ft. HD-EA pump), 4 in. pump discharge to two (2) 3 in. meter to water distribution. Incoming water pressure is 55 to 60 psi.

Hot Water: Steam horizontal hot water heater/storage tank 4 ft. 0 in. diameter x 8 ft. long with pumped HWR.

Gas: Gas-fired boilers.

Fire Protection

Service: Combined sprinkler, standpipe and domestic water service, 8 in. detector check with 6 in. to sprinkler and 6 in. to standpipe.

Sprinkler: In drive-through to below ground parking and loading dock area.

Standpipe: Risers in stairwells with 2-1/2 VA's and hoses, roof manifold and siameses.

Summary

Plumbing and standpipe system are in fairly good condition and repairs and replacement have been on an "as-needed" basis.

Recommended Options

While the condition of the various plumbing and fire protection systems piping is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed. Fully sprinkler the building. Provide ADA toilets and electric water coolers. Install water conservation fixtures and trim. Install mixing valves on hot water heater outlet.

Vertical Transportation

The building is served by three (3) 3,500 lb. passenger elevators, Floors 1 to 4, with the third car also stopping at the Basement, four (4) segregated elevators for Judges' use to sealed corridors for the Basement, and Floors 1 through 4, and one (1) 7,000 lb. freight elevator stopping on the Basement through the Roof.

As a general overview, the existing elevator configurations would most likely not provide the desired level of service required to facilitate an office operation.
As a general rule of thumb, an office occupancy in this building would require five (5) to six (6) passenger elevators in a common Lobby; the single freight elevator would suffice.

Building Evaluation: Supreme Court (100 Supreme Court Drive)

A thorough review of each existing elevator would be required to determine whether or not it would be possible to retain and reuse a portion of the system or if all new equipment should be installed to change to the office occupancy. Of course, should the building remain as a court, the elevator systems would require a thorough review with respect to operation and maintenance.

Environmental

The Main Building of 100 Supreme Court Drive was constructed in 1966. Ambient Group, Inc. inspected the subject property on July 10, 2002. Listed below is a summary of our observations/those findings. The EA entailed interviewing current operations personnel with first-hand knowledge of the subject property and reviewing existing environmental reports.

Petroleum Bulk Storage Tanks
Certain underground storage tanks (UST's) are regulated under the Resource Conservation and Recovery Act (RCRA), 42 USC §6991 et seq., and must be registered with the state agency responsible for administering the UST program. Underground storage tank facilities regulated under the New York State Department of Environmental Conservation Petroleum Bulk Storage Regulations are required to do the following:

1. Periodic tightness testing - the owner of any underground petroleum storage tank and connecting piping system must have the tank and pipes periodically tested for tightness.
2. Monitoring of corrosion-resistant tanks and pipes - the owner or operator of any corrosion-resistant underground tank or pipe which is exempt from tightness testing, must monitor all cathodic protection and leak detection systems.

Ambient's site inspection and review of available records provided by the Department of Public Works Water Resources Unit regarding the petroleum bulk storage tanks located on the subject property revealed the following:

Building Management reported that three (3) petroleum bulk storage tanks exist on-site. Building records indicated that the facility contains one (1) 20,000 gallon #4 underground fuel oil tank and two (2) 275 gallon diesel day tanks.

In addition, the facility is required to comply with line items 1 and 2 listed above. Ambient Group, Inc. was not provided with records indicating that periodic tightness testing or monitoring have been performed. Annual costs to perform these operations are estimated to be $500.

Asbestos Containing Materials
Based on Ambient's site inspection and review of available records provided by the Department of Public Works Department of Buildings regarding asbestos containing materials located on the subject property the following presumed asbestos containing materials were identified within the subject property in the following locations: located throughout the entire building, boiler and A/C rooms, heat and A/C piping and "Air-cell" backer board associated with radiators.

The following materials were identified:

- Pipe Insulation
- Floor Tiles: 9" x 9"
- Roofing Materials
- Other Miscellaneous Mechanical Insulation (i.e. tank insulation, duct insulation)

Ambient recommends that, should renovations be planned, a thorough investigation be performed in any areas earmarked for renovation or demolition. Pricing related to asbestos abatement will provided in a separate summary table that will include all the properties identified in the relocation project.

Presumed Lead Based Paint
Based on Ambient's site inspection and the age of the subject property Ambient Group, Inc. identified the following presumed lead based paint within the subject property.

- All Painted Surfaces

Although regulations do not require the removal of lead based paint prior to demolition or renovation, its presence is relevant with regard to worker protection, potential public exposure and waste disposal. Since contractors need to be notified of the presence of lead based paint, control measures which should be implemented during the work may affect the overall cost of a project. Thus, Ambient recommends that a thorough investigation be performed in any areas earmarked for renovation or demolition to understand the cost implications of the presence of lead based paint.

Building Evaluation: Supreme Court (100 Supreme Court Drive)

Deferred Maintenance

Ambient recommends that any asbestos containing materials in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500-$3,500.

In addition, Ambient recommends that any lead-based paint in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500.

Building Evaluation:
240 Old Country Road

Architecture/Interiors/Structural Observations

General

The building was built in the late 1950s and is about 40 to 45 years old. The building is six stories above grade and one story below. There is a small penthouse floor that is setback and houses the MEP equipment. The cooling tower is just to the rear of the penthouse and is visible from the parking lot. The building plan is a rectangular shape. The building was originally designed for the current administrative office use. The building total gross area (excluding the basement) is 185,857 gross square feet, of which 165,089 is useable floor area, yielding a building efficiency of 89%. The building has two primary entrances creating a through lobby and one secondary one. All can be accessed without steps from the two streets, but from the rear parking lot there are several steps within a low retaining wall.

Exterior

The exterior is a modern design that has the four corners of white brick with no windows. The brick wall construction is solid, not cavity, wall. There are a few signs of brick kick-out at relieving angles due to water penetration. Between these corners are single glazed glass curtain walls of clear vision glass and opaque blue/green spandrel glass. Some of the spandrels are broken and vacated. There are clear anodized aluminum vertical projecting fins from the second floor to the roof at every window 6'-0" on center The windows, 5'-0"wide x 7'-0" high, are pivot type operable for cleaning only. The first floor façade is slightly recessed and alternates in stripes of white brick and recessed pivoting window/
white spandrel edged in granite returns. There are concrete areaways with metal gratings on top that chipped and beat up at the top with some gratings rusted. The parapet coping of stone as been replaced or covered over with a metal coping. The roofside of the parapet has been covered with metal panels. There was previous water penetration into the parapet and possibly within the building. The roof has been replaced with an EPDM ballasted membrane roof in 1988. It is 12 years old out of an expected life of 15 to 20 years. The precast concrete walk pads are completely broken. There was a lot if standing water on the roof. This would suggest that some roof drains are blocked and/or there is not sufficient slope to drain. The penthouse is faced in white brick.

Structural

The structure is composite steel concrete encased. The floor to floor heights are 12'-8" for the 2nd to the 6th floors, and 14'-0" for the basement, 1st floor and 6th floor to roof. The basement Mechanical Equipment Room is recessed in the basement providing a two-story space. The perimeter column grid is 24'-0" typically on the long façade with 31'-10" bays at the ends. On the short façade the bays vary symmetrically from 32'-0" at the ends to 24'-0" with the center bay 14'-0". This provides a perimeter depth from the core corridor of 30'-0" clear minimum to 53'-0". The ceiling height at the 30'-0" perimeter is typically 9 '-6" with 8'-6" inbound. The spandrel beams vary from 18", 24" & 30", depending on column bay size. There are several inches of fill over the concrete floor slabs; this could allow for distribution space of conduits for power/telcom. There are no structural drawings available.

ADA

Handicap access to the building entrances are via level sidewalks from the streets. The parking lot must be exited to the street sidewalk to get to one of the level approaches for handicapped. The entrances doors generally do not fully comply with ADA. The paving of the approach walks and front plaza particularly are worn, spalling and cracked. The secondary entrance is missing some of the 4x4 molded lighting lenses just outside of the doors. The low brick retaining wall is damaged near the steps. Its coping is askew due to freeze thaw. The stone steps are missing many of their mortar joints and appear to have moved over time. The wall should be repaired as well as the steps, but the sidewalks on site should be replaced.

Core

The building has a central core that provides depth along the perimeter that gives flexibility in office planning functions and layouts. The public circulation corridor on the typical floor is an "H", with the center as the elevator lobby and the two legs on the long sides of the core. There are four passenger elevators and one large freight elevator. These have been converted to handicapped. There are four exit stairs each located at the outside corners of the core. Two are 4'-0" wide and two are 5'-6" wide and far exceed the floor population capacity maximum allowed. The floor plan as a diagram is good for office use, but is small at approximately 30,000 gsf and would offer better adjacencies and greater planning flexibility if larger, say at least 50,000 gsf per floor. There are 4 exit stairs distributed equally through the floor. They are each steel framed and are at least 4'-0" wide. There are two men's and two women's toilet rooms in the core on each floor. The toilets rooms are partially

Building Evaluation:
240 Old Country Road

adapted for the handicapped but do not meet ADA fully. To meet the watercloset stall requirements would lose fixture counts. It might be better to add a unisex handicapped toilet room per floor instead.

Interiors
The interiors are in fair to poor condition. They are generally vintage. Updating the finishes would be necessary. The window treatment is venetian blinds. The partitions are typically block with painted plaster and/or painted drywall. There is some vinyl wall covering. The offices and corridors have 1x2 concealed spline acoustical suspended ceilings with recessed 2x4 fluorescent lens lights. The flooring is carpet typically in offices and asphalt tiles in corridors. There are typically open landscape plan floors. The toilet rooms are ceramic tile floors and wainscot with metal toilet partitions. The building lobby is terrazzo floors, marble walls and concealed spline ceiling. The lights are grouped in twos to form 4x4 illuminated panels. The mechanical and utility spaces are painted block and concrete. No finish materials or ceilings are provided.

Parking
Parking is generally surface in the adjacent parking lots or on the side street. Service and public entrances are separated. There is a loading dock on the west side. Taxi and vehicular drop-off or pick-up for employees and visitors can occur on the side street to the secondary entrance or from the rear parking lot which is further away.

Suitability
The building was built as a modern day office building and could continue to serve that function. There is good daylighting into the floors and, though the floor plate is small, its design offers flexibility in planning various administrative office functions.

Recommended Options
In the Consolidation Scenario, some county functions currently housed in 240 Old Country Road would relocate to the Government Operations Center campus, which includes the Old Courthouse, the Police Headquarters and One West Street. Disposition of 240 Old Country Road would be recommended in that scenario.

MEPS

Mechanical
Services: The facility is served by central mechanical systems which are reportedly original to the building.

Dual-duct central built-up air handling systems utilizing filters, steam preheat coils, chilled water cooling coils and steam reheat coils supply conditioned cooled and heated air to dual-duct boxes serving interior office areas. The perimeter spaces are heated and cooled via two-pipe induction units located below the windows fed from primary air central built-up air handling systems utilizing steam preheat coils and chilled water cooling coils. A fan in the Penthouse MER provides exhaust for the core toilets.

A central chiller plant in the basement is comprised of two (2) 20-year-old 300 TRS McQuay chillers, two (2) 40 HP primary chilled water pumps to circulate to the air handlers and two (2) 75 HP condenser water pumps circulate condenser water for heat rejection to three (3) non-winterized galvanized steel BAC 200 TR cooling tower cells. Two (2) 20 HP secondary water pumps circulate chilled water or hot water via steam to hot water heat exchangers to the perimeter induction units as dictated by season.
The existing air handling equipment, while reportedly operational, is antiquated, utilizing pneumatics for automatic temperature controls. The perimeter induction units are beyond the median estimated service life of 20 years.

Heating for the building is provided by a Central Steam Plant located in the basement of the building. This plant consists of Burnham dual fuel boilers, circa 1958 but reportedly rehabilitated, recently with new tubes and burners, fired on either No. 2 oil or natural gas. In parallel to the main boilers, a smaller gas fired boiler serves the domestic hot water loads. A steel fuel oil tank is buried outside.

Recommended Options
While the condition of the various HVAC piping and duct systems is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests and pressure testing of the existing interior and perimeter duct systems, be completed to ascertain their operating condition.

In light of the age of the current cooling plant equipment and the need for maintenance, it is recommended that new cooling equipment, including chillers, cooling tower, pumps, air handlers and induction units and their distribution ductwork and piping be provided. However, the condition of the equipment, as visually observed, appears to be satisfactory, perhaps offering, as an alternative, to refurbish the existing air handlers, chillers, pumps, cooling towers (which exhib-

it substantial leakage and drift) and reinsulate chilled water piping and valves, to return them to original performance specifications and augmenting them with new automatic temperature controls, condenser water filtration, water treatment, etc., again with the presumption that the condition of the existing piping systems is satisfactory. The existing primary air duct system and the interior dual-duct system should be pressure-tested for integrity prior to recommending reuse. The existing perimeter induction units would require detailed inspection and testing of coils, pneumatics, etc., before reuse could be recommended.

The boiler plant, reportedly circa 1958 with recent rehabilitation to include new burners and tubes, appears to be in good working condition, although the median estimated service life is 35 years.

Electrical

Service is provided via six (6) utility transformers, 3 + 3 for two (2) service take-offs. The transformers reside in exterior subterranean vaults and serve two (2) FPE 3,000 ampere BPS services switches at 120/208V, which are fused at 3,000 amperes. Total demand capacity is approximately 1.5 MW at .9pf, which provides approximately 7 w/sf.

Distribution is accomplished via two (2) 1,600 ampere bus duct risers, one each in the North and South electrical closets as well as pipe and wire feeders in those closets serving base building mechanical loads.

There is a 175 kw Onan generator serving primarily emergency lighting through a 400A and a 1,000A ASCO ATS.

There is an antiquated non-addressable Edwards fire alarm system with devices (pull stations, smoke detection, gongs, etc.) not meeting today's code requirements.

There is an extensive cable and conduit telecommunications system with access to limited fiber on the county's traffic system and connection to New York State's Empire Network.

No lightning protections system was observed.

Summary

The building has a circa 1960's electrical infrastructure system with marginal service for even today's "plain vanilla office" applications. The distribution is beyond its useful service life. Life safety systems are marginal or nonexistent.

Recommended Options

For any new programmatic requirements, electrical work would have to be provided new from the service on, which may have to be enhanced as well as all new life safety systems.

Plumbing

Storm Water: Two (2) 8 in. storm sewers, one (1) 10 in. storm sewer and sump pumps in the Boiler Room.

Sanitary and Venting: 8 in. sanitary sewer, duplex ejectors in Boiler Room, wall-hung water closets, urinals and lavatories.

Cold Water: 6 in. combine water service with two (2) 4 in. RPZ's to three (3) 2 in. meters (55 psi after meters) for domestic and one (1) 6 in. meter for fire protection.

Hot Water: 400-gallon steam horizontal storage tank heater with pumped hot water return.

Gas: 1 in. metered service (high pressure) for boilers.

Special: Eight (8) wet columns, each with 1-1/2 in CW, 1 in. HW, 3/4 in. HWR, 3 in. V and 4 in. W outlets.

Fire Protection

Standpipe: Combine domestic water and fire protection service with 2-1/2 in. Fire Department valves and siamese.

Sprinkler: Halon system with two (2) tanks for 6th Floor Computer Room.

Summary

Plumbing and standpipe system are in fairly good condition and repairs and replacement have been on an "as-needed" basis.

Recommended Options

While the condition of the various plumbing and fire protection systems piping is reportedly satisfactory, recommendation of their reuse would require that pipe condition analyses, including taking samples for metallurgical tests, be completed. Fully sprinkler the building. Provide ADA toilets and electric water coolers. Install water conservation fixtures and trim. Install mixing valves on hot water heater outlet.

Environmental

240 Old Country Road was constructed in 1960.

Building Evaluation:
240 Old Country Road

Ambient Group, Inc. inspected the subject property on July 8, 2002. Listed below is a summary of our observations/those findings. The EA entailed interviewing current operations personnel with first-hand knowledge of the subject property and reviewing existing environmental reports.

Petroleum Bulk Storage Tanks
Certain underground storage tanks (UST's) are regulated under the Resource Conservation and Recovery Act (RCRA), 42 USC §6991 et seq., and must be registered with the state agency responsible for administering the UST program. Underground storage tank facilities regulated under the New York State Department of Environmental Conservation Petroleum Bulk Storage Regulations are required to do the following:

1. Periodic tightness testing - the owner of any underground petroleum storage tank and connecting piping system must have the tank and pipes periodically tested for tightness.
2. Monitoring of corrosion-resistant tanks and pipes - the owner or operator of any corrosion-resistant underground tank or pipe which is exempt from tightness testing, must monitor all cathodic protection and leak detection systems.

Ambient's site inspection and review of available records provided by the Department of Public Works Water Resources Unit regarding the petroleum bulk storage tanks located on the subject property revealed the following:

Building Management reported that two (2) petroleum bulk storage tanks exist on-site. Building records indicated that the facility contains one (1) 15,000 gallon #4 underground fuel oil tank and one (1) 2,500 gallon diesel underground fuel oil tank.

In addition, the facility is required to comply with line items 1 and 2 listed above. Ambient Group, Inc. was not provided with records indicating that periodic tightness testing or monitoring have been performed. Annual costs to perform these operations are estimated to be $500.

Asbestos Containing Materials
Based on Ambient's site inspection and review of available records provided by the Department of Public Works Department of Buildings regarding asbestos containing materials located on the subject property the following presumed asbestos containing materials were identified within the subject property in the following locations: located throughout the entire building, boiler and A/C rooms, fitting insulation associated with heat & A/C piping.

The following materials were identified:

- Pipe Insulation
- Floor Tiles: 9" x 9"
- Roofing Materials
- Other Miscellaneous Mechanical Insulation (i.e. tank insulation, duct insulation)

Ambient recommends that, should renovations be planned, a thorough investigation be performed in any areas earmarked for renovation or demolition. Pricing related to asbestos abatement will provided in a separate summary table that will include all the properties identified in the relocation project.

Presumed Lead Based Paint
Based on Ambient's site inspection and the age of the subject property Ambient Group, Inc. identified the following presumed lead based paint within the subject property.

- All Painted Surfaces

Although regulations do not require the removal of lead based paint prior to demolition or renovation, its presence is relevant with regard to worker protection, potential public exposure and waste disposal. Since contractors need to be notified of the presence of lead based paint, control measures which should be implemented during the work may affect the overall cost of a project. Thus, Ambient recommends that a thorough investigation be performed in any areas earmarked for renovation or demolition to understand the cost implications of the presence of lead based paint.

Deferred Maintenance
Ambient recommends that any asbestos containing materials in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500-$3,500.

In addition, Ambient recommends that any lead-based paint in poor condition, in areas that will remain intact, be repaired and the balance of the materials be included in an Operations and Maintenance Plan, in accordance with Occupational Safety and Health

Building Evaluation:
240 Old Country Road

Administration (OSHA) regulations (29 CFR 1910 and 1926). The cost estimate to implement an Operations and Maintenance Plan for this facility is $2,500.